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CITY OF PERRIS

REVISED DRAFT HOUSING ELEMENT



Approved by  
City Council  
11.13.1984  
*[Signature]*


CITY OF PERRIS

REVISED DRAFT HOUSING ELEMENT

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TO: Planning Commission Members

FROM: Louis G. Mazei, Associate Planner

CASE NO.: Revised Housing Element Draft

APPLICANT: City of Perris

AREA OF REVIEW: City wide

DATE: August 24, 1984

Request:

The city is requesting approval of the Revised Draft Housing Element so that Section 65302 of the California Government Code can be satisfied. This section defines the Housing Element as one of the mandatory elements in the General Plan. In addition, AB 2853 requires adoption of a draft revision in July, 1984. The Housing Element Draft was submitted to California Housing and Community Development Department on June 8, 1984. As required by California Code Section 65585 (b), this department reviewed the document and found it in compliance with State Housing Element Law.

Site Description and Current Zoning:

The Revised Housing Element Draft is a plan to provide a housing mix throughout the city. Another key feature of the plan is to provide affordable housing for all income groups on a city wide bases. This plan will not affect current zoning. Any zone changes must be made through established procedures. Policies and data may be used in support or denial of any zone change application.

Conformance with the General Plan:

Policies of the Revised Housing Element Plan will conform to the policies of the General Plan.

Environmental Assessment:

The Environmental Initial study identifies several environmental effects resulting from development which will be mitigated in the following ways. Grading and drainage impacts will be addressed during the designed phase of each project by the engineer and review by the Flood Control District. Noise impacts will be mitigated by noise attenuation measures in the building design. Traffic impacts will be mitigated by street improvements to be constructed by developers of any projects within the city and by the traffic control mitigation fees to be paid by the developers. School fees and park fees will also be required of the developers. On the basis of this Initial Study a Negative Declaration with mitigating conditions is recommended for approval.

Staff Analysis and Recommendations:

1. The Revised Housing Element conforms to the requirements of the General Plan, the Land Use Plan, the Redevelopment Plan, and the Subdivision Ordinance.
2. As required by Section 65302 of the California Government Code, a Housing Element Plan is a mandatory element in the General Plan. Furthermore, the Housing Element must be in compliance with State Law. The State of California Department of Housing and Community Development found this element to be in compliance.

3. As required by Section 65585 (b) of the California Government Code, a Revised Housing Element using 1980 Census data was required to be submitted to the California Housing and Community Development Department by July, 1984. The Revised Housing Element was submitted to the State on June 8, 1984 and a letter of compliance was dated July 25, 1984.
4. A Negative Declaration with mitigating conditions is recommended for approval.
5. The Revised Housing Element Draft is recommended for approval.



ENVIRONMENTAL CHECKLIST FORM  
(To Be Completed by Lead Agency)  
(Attachment 2)

I. BACKGROUND:

1. Name of Proponent:	City of Perris
2. Address of Proponent:	101 N. 'D' Street
	Perris, California 92370
3. Phone Number of Proponent:	657-5115
4. Date Checklist Submitted:	August 24, 1984
5. Agency Requiring Checklist:	City of Perris
6. Name of Proposal, If Applicable:	Revised Housing Element Plan

II. ENVIRONMENTAL IMPACTS: (Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. <u>Earth</u> . Will the proposal result in:			
a. Unstable earth conditions or changes in geologic substructures?	___	<u>x</u>	___
b. Disruptions, displacements, compaction or over-covering of the soil?	<u>x</u>	___	___
c. Change in topography or ground surface relief features?	___	___	<u>x</u>
d. The destruction, covering or modification of any unique geologic or physical features?	___	___	<u>x</u>
e. Any increase in wind or water erosion of soils, either on or off the site?	___	<u>x</u>	___
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	___	___	<u>x</u>
2. <u>Air</u> . Will the proposal result in:			
a. Air emissions or deterioration of ambient air quality?	___	<u>x</u>	___
b. The creation of objectionable odors?	___	___	<u>x</u>
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	___	___	<u>x</u>
3. <u>Water</u> . Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh water.	___	___	<u>x</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	<u>x</u>	___	___



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
3. <u>Water.</u> (Continued)			
c. Alterations to the course or flow of flood waters?	___	___	<u>x</u>
d. Change in the amount of surface water in any water body?	___	___	<u>x</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	___	___	<u>x</u>
f. Alteration of the direction or rate of flow of ground waters?	___	___	<u>x</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	___	<u>x</u>
h. Reduction in the amount of water otherwise available for public water supplies?	___	___	<u>x</u>
4. <u>Plant Life.</u> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	___	<u>x</u>	___
b. Reduction of the numbers of any unique, rare or endangered species of plants?	___	<u>x</u>	___
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	___	<u>x</u>	___
d. Reduction in acreage in any agricultural crop?	___	___	<u>x</u>
5. <u>Animal Life.</u> Will the proposal result in:			
a. Changes in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shell fish, benthic organisms, insects or microfauna)?	___	<u>x</u>	___
b. Reduction of the numbers of any unique, rare or endangered species of animals?	___	<u>x</u>	___
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	___	___	<u>x</u>
d. Deterioration to existing fish or wildlife habitat?	___	___	<u>x</u>
6. <u>Noise.</u> Will the proposal increase existing noise levels?	<u>x</u>	___	___
7. <u>Light and Glare.</u> Will the proposal produce new light or glare.	<u>x</u>	___	___
8. <u>Land Use.</u> Will the proposal result in the alteration of the present or planned land use of an area?	___	___	<u>x</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
9. <u>Natural Resources.</u> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u>x</u>
b. Depletion of any nonrenewable natural resource?	_____	_____	<u>x</u>
10. <u>Risk of Upset.</u> Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions?	_____	_____	<u>x</u>
11. <u>Population.</u> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<u>x</u>
12. <u>Housing.</u> Will the proposal affect existing housing, or create a demand for additional housing?	<u>x</u>	_____	_____
13. <u>Transportation/Circulation.</u> Will the proposal result in:			
a. Generation of additional vehicular movement?	<u>x</u>	_____	_____
b. Effects on existing parking facilities, or demand for new parking?	<u>x</u>	_____	_____
c. Impact upon existing transportation systems?	_____	<u>x</u>	_____
d. Alterations to present patterns of circulation or movement of people and/or goods?	<u>x</u>	_____	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>x</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	<u>x</u>	_____	_____
14. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	<u>x</u>	_____	_____
b. Police protection?	<u>x</u>	_____	_____
c. Schools?	<u>x</u>	_____	_____
d. Parks or other recreational facilities?	<u>x</u>	_____	_____
e. Maintenance of public facilities, including roads?	<u>x</u>	_____	_____
f. Other governmental services?	_____	_____	<u>x</u>
15. <u>Energy.</u> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	<u>x</u>	_____	_____
b. Demand upon existing sources of energy, or require the development of new sources of energy?	<u>x</u>	_____	_____
16. <u>Utilities.</u> Will the proposal result in a need for new systems, or alterations to the following utilities:			
a. Power or natural gas?	<u>x</u>	_____	_____



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
16. Utilities. (Continued)			
b. Communications systems?	<u>x</u>	<u>      </u>	<u>      </u>
c. Water?	<u>x</u>	<u>      </u>	<u>      </u>
d. Sewer or septic tanks?	<u>x</u>	<u>      </u>	<u>      </u>
e. Storm water drainage?	<u>x</u>	<u>      </u>	<u>      </u>
f. Solid waste and disposal?	<u>x</u>	<u>      </u>	<u>      </u>
17. <u>Human Health.</u> Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?	<u>      </u>	<u>      </u>	<u>x</u>
18. <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	<u>      </u>	<u>      </u>	<u>x</u>
19. <u>Recreation:</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	<u>x</u>	<u>      </u>	<u>      </u>
20. <u>Archeological/Historical.</u> Will the proposal result in an alteration of a significant archeological or historical site, structure, object or buildings?	<u>      </u>	<u>      </u>	<u>x</u>
21. <u>Mandatory Findings of Significance.</u>			
a. Does the project have the potential to degrade the quality of the environment, or curtail the diversity in the environment?	<u>      </u>	<u>      </u>	<u>      </u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<u>      </u>	<u>      </u>	<u>      </u>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact of each resource is relatively small, but where the effect of the total of these impacts on the environment is significant.)	<u>x</u>	<u>      </u>	<u>      </u>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<u>      </u>	<u>      </u>	<u>      </u>

### III. DISCUSSION OF ENVIRONMENTAL EVALUATION:

1. a. There may be some housing developments in hilly portions of the city which may require cut and fill of lots. However, the application of the slope density matrix regulations in the General Plan and standard engineering practices will mitigate any potential unstable earth conditions.



### III. DISCUSSION OF ENVIRONMENTAL EVALUATION: (Continued)

1. (b) The development of housing sites throughout the city will cause disruptions, displacements and overcovering of the soil due to grading of the sites. Engineering standards required of all housing projects will mitigate these impacts.
1. (e) Cumulative impacts from increased urbanization of water erosion of soils may occur. Specific requirements from the Riverside Flood Control District and City Engineer on designing adequate drainage system for each project by the Flood Control District and the City Engineer will mitigate impacts.
- 2.(a) Incremental increases in air pollution from additional vehicular traffic and home heating systems from a potential 18,620 family units of which 9790 would be single family units and 8830 would be multifamily. The single family units would generate about 93,005 and multifamily units would generate about 50,331 trips for a total of 143,336. The impact will be mitigated partially by implementation of policies in the General Circulation Element in the General Plan and standard engineering practices in requiring adequate on-site and off-site improvements for each project. Furthermore, General Plan Policies to attract and provide local employment opportunities and thus limit commuter traffic.
3. (b) Developments will cause decreases in absorption rates and will produce additional runoff. This will be mitigated by engineering and County Flood Control Review of development plans.
4. Cumulative increase of different varieties of trees, shrubberies, and flowers landscaped in new housing projects will occur. However, negative impacts will be controlled by requiring landscaping plans for housing projects to be submitted to the Planning and Community Department. The above response pertains to a, b, c.
6. Incremental noise increases from urban development and traffic. Some of these housing developments will be situated within the 65 to 70 decibel level of the March AFB approach zone. An accoustical study should be submitted prior to issuance of building permits to show how interior noise levels will be reduced to acceptable limits.
7. Incremental increases in light and glare due to urban development. No significant impact.
12. The Revised Housing Element Plan will provide policies to encourage renovation of existing housing stock in order to halt the decline of neighborhoods within the city core area. This plan will provide direction in guiding the growth in an orderly manner of additional housing units as a result of inevitable result of urbanization.
- 13.(a)(c)(d)(e) The developments will generate about 143,336 trips per day. Traffic impacts will be mitigated in two ways. Street improvements will be constructed by developers. The need for traffic signals in various parts of the city will be mitigated by the Traffic Control mitigation fee of \$150 per unit for single family units and \$140 for multifamily units. A fee of \$1,468,500. would be derived from single family units and \$1,236,200 would be derived from multifamily units for a total of \$2,704,700. Increased traffic volume would be mitigated by following policies of the Circulation Element.
14. (a)(b) Increased need for fire and police protection will be mitigated by increased property taxes and by the fire protection fee paid at the time of building permit issuance.

### III. DISCUSSION OF ENVIRONMENTAL EVALUATION: (Continued)

14. (c) School fees will be required prior to issuance of building permits. Such fees must be paid to both the Elementary School District and the High School District.

(d) Increased demand for park and recreation facilities will be mitigated either by the park fee of \$300 per unit for a total of \$1,227,000. in R-2 districts or by provision of park land by the developers.

(e) Incremental costs for maintenance of public facilities will be mitigated by increased property tax revenues by each project.

16. (d) Public sewers are available in identifiable areas for housing development projects in the Revised Housing Element Draft.

(e) Storm water drainage facilities required for every project will be constructed by the developer.

19. This impact has been discussed in Section 14(d) of this report. Developer will be required to pay fees for recreational facilities as a mitigation measure. These fees will be used to develop other recreational facilities within the city. Increased tax revenue should result from recreational development.

21 (c) With promotion of orderly growth and implementation of the General Plan, adequate facilities, utilities, circulation systems, flood control systems will be designed to mitigate significant impacts on the environment.



IV. DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- \_\_\_\_\_ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- x   I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project.
- \_\_\_\_\_ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATED: September 12, 1984

Carl Parsons  
Signature

For Environmental Committee





## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

921 Tenth Street  
Sacramento, CA 95814  
(916) 445-4775



JUL 25 1984

Mr. Robert Briscoe  
City Manager  
City of Perris  
101 N. "D" Street  
Perris, CA 93270

Dear Mr. Briscoe:

RE: Review of Perris Draft Housing Element Amendment

Thank you for submitting your draft housing element amendment, received June 8, 1984, for our review. As you know, we are required to review draft housing elements as amended and report our findings to the locality (Government Code Section 65585(b)). We are pleased to find that, in our opinion, the City's housing element, as proposed to be amended, is in compliance with State housing element law.

The Perris housing element is a well-written and comprehensive document which addresses all the statutory requirements. The element includes an updated analysis of the City's existing and projected housing needs and an excellent inventory of sites suitable for residential development. The element also establishes a five-year schedule of programs the City intends to implement and maximum quantified objectives. In particular, we commend the City for identifying priority sites and modifying development standards to promote affordable housing.

We thank Louis G. Mazei of your staff for his cooperation during the course of our review and wish the City success in the implementation of its housing element. We are forwarding a copy of this letter to the Department of Justice and the California Building Industry Association in accordance with their request under the Public Information Act. If you have any questions about our comments, please contact William Pavao at (916) 323-3182.

Sincerely,

*Ralph A. Qualls, Jr.*  
Ralph A. Qualls, Jr.  
Chief Deputy Director

RAQ:SP:WP:jar

cc: ✓ Louis G. Mazei, Planner  
Mark Pisano, Executive Director, Southern  
California Association of Governments  
Ellyn S. Levinson, Department of Justice,  
State of California  
John Withers, California Building Industry  
Association



## HOUSING ELEMENT REVIEW WORKSHEET

Locality City of Perris Draft X Adopted \_\_\_\_\_ Submittal Date June 8, 1984  
 Contact Person Louis G. Mazei Phone (714) 657-5115 Coastal Zone \_\_\_\_\_  
 Previous adopted element prepared to 1977 Guidelines \_\_\_\_\_ or Article 10.6 5302

Section numbers in parenthesis refer to the Government Code Article 10.6. Please provide the information referred to and the element page number(s) where it is located.

- I. Housing Needs (65583(a))
- |                                                                                                                                                                                                        | Households           | Page                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------|
| A. Number of existing households and housing units                                                                                                                                                     | <u>Housing Units</u> | <u>P. 7</u><br><u>P. 11</u> |
| B. Number of existing lower income households (80% of median income or below) overpaying for housing _____                                                                                             |                      | <u>P. 26 - 27</u>           |
| C. List pages where special housing needs groups (i.e., handicapped, elderly, large families, farmworkers, female-headed households, etc.) are discussed:                                              |                      | <u>P. 7 - 10</u>            |
| D. Number of overcrowded households _____                                                                                                                                                              |                      | <u>P. 11 - 17</u>           |
| E. Number of units needing rehabilitation _____                                                                                                                                                        |                      | <u>P. 10</u>                |
| F. Number of units needing replacement _____                                                                                                                                                           |                      | <u>P. 11</u>                |
| G. Five-year projected new construction needs, including the locality's share of the regional housing needs; specify time frame of projections (19 <u>84</u> - 19 <u>89</u> ) and fill in table: _____ |                      |                             |

Income Category	Five-Year New Construction Needs
Very low (0-50% of median income)	651
Other Lower (50-80%)	526
Moderate (80-120%)	526
Above Moderate	784
Total Units	

- H. If the regional housing needs provided by the Council of Government or HCD has been revised, has the COG or HCD accepted the revision? \_\_\_\_\_ (65584(c)) \_\_\_\_\_. List page(s) where the revision is justified: P. 33 - 34.
- I. Unless the employment and population trends are included in the regional housing needs figures provided by the COG or HCD, list the page(s) where these factors are analyzed. P. 12; P. 21

II. Land Inventory (65583, 65583(a)(3))

Page

Summarize in the table below the information on sites suitable for residential development within the 5-year planning period of the element. List page(s) where this topic is discussed, including the discussion of availability of services and facilities:

zoning/permitted housing type	number of acres	density range (units/acre)	dwelling unit capacity
single family	R-1 604.5	6	3627
multiple-family and rental	R-2/185.91 R-3/107.58	22 35	4090 3765
manufactured housing	R-4/ 56.6 R-5/401.3	10 7	566 2807
residential redevelopment potential	1335.62		14,855
currently non-residential	C-1/128 C-2/143	15 15	480 495
other: <u>A-1</u>	1394.92	2	2790
Total	16,719.53		18,620

II. Constraints on Housing (65583(4) and (5))

A. Governmental constraints: List page(s) where these are discussed:

- |                                     |                        |
|-------------------------------------|------------------------|
| 1. Land use controls                | <u>30 - 31</u>         |
| 2. Building codes and enforcement   | <u>31</u>              |
| 3. On and off-site improvements     | <u>31</u>              |
| 4. Fees and exactions               |                        |
| 5. Processing and permit procedures | 32 & <u>Appendices</u> |
| 6. Other                            | <u>Appendices</u>      |

B. Nongovernmental constraints

- |                              |                   |
|------------------------------|-------------------|
| 1. Availability of financing | <u>283-30, 44</u> |
| 2. Price of land             | <u>30</u>         |
| 3. Cost of construction      | <u>30</u>         |
| 4. Other                     |                   |

IV. Housing Programs (65583(c)). Summarize programs in the element:

Program Purpose	Program Action(s)	Time Frame	Page
Provide adequate sites (65583(c)(1)):	Goal 2	On-Going	P. 48
1. Insure total dwelling capacity equal to new construction need;			
2. Provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing	Goal 4	On-Going	P. 52
Assist in the development of adequate housing to meet the needs of low and moderate income households (65583(c)(2)):	Goal 2 Policy 1 a. Policy 2 b. Goal 1, Policy 1	On-Going On-Going On-Going On-Going	P. 49 P. 51 P. 50 P. 46-47
1. Utilize appropriate federal and state financing and subsidies;			
2. Provide regulatory concessions and incentives.			
Address and, where appropriate and legally possible, remove governmental constraints (65583(c)(3)):			
1. Land use controls 2. Building codes 3. Site improvements 4. Fees and exactions 5. Processing and permit procedures	Goal 1, Policy 1 General Implementation Techniques " " "	On-Going On-Going On-Going On-Going	P. 48 P. 53 P. 53 P. 53
Conserve and improve the condition of the existing affordable housing stock (65583(c)(4)).	Goal 1	On-Going	P. 45
Promote equal housing opportunity (65583(c)(5)).	General Implementation Techniques	On-Going	P. 53
Other:	General Implementation Techniques	On-Going	P. 53



V. <u>Quantified Objectives (65583(b)):</u>	<u>Page</u>
List quantified objectives for the maximum number of housing units over a five-year time frame to be:	
A. Constructed _____	<u>33</u>
B. Rehabilitated _____	<u>10</u>
C. Conserved _____	<u>38</u>
VI. <u>Other Topics</u>	
A. List page(s) describing efforts to achieve public participation of all economic segments of the community in the development of the element (65583(c)):	<u>56</u>
B. List page(s) of analysis of opportunities for energy conservation in residential development (65583(a)(7)):	<u>51</u>
C. List page(s) reflecting the evaluation and revision of the previous element according to the criteria of Section 65588(a) and (b):	<u>1</u>
D. For Coastal Zone localities, list the following (65588(c) and (d)):	
1. The number of new units approved for construction in the coastal zone after January 1, 1982: _____	_____
2. The number of new units for low and moderate income households to be provided in new developments within, or within three miles of, the coastal zone: _____	_____
3. The number of existing units occupied by low and moderate income households authorized to be demolished or converted within the coastal zone since January 1, 1982: _____	_____
4. The number of low and moderate income units replaced, and the locations of the replacement units:	
a. Onsite (in the coastal zone) _____	_____
b. Elsewhere in the coastal zone in the locality's jurisdiction: _____	_____
c. Within three miles of the coastal zone, within the locality's jurisdiction: _____	_____

CITY OF PERRIS  
GENERAL PLAN  
DRAFT HOUSING ELEMENT

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Appendices



## HOUSING ELEMENT

### State Housing Objectives

The Housing Element, which is required by Section 65302 of the California Government Code, is one of the mandatory elements of the local General Plan. Under State Law, this element must include standards and policies for the improvement of housing and for the provision of adequate sites for its construction. The Housing Element must also make adequate provision for the housing of all economic segments of the community. The projection of future housing needs for the City's present and expected residents and the development of realistic housing goals and programs to meet the needs which are identified through the Housing Element, is in a real sense a statement of the community's commitment toward the improvement and provision of sufficient housing opportunities for its inhabitants. The strategy that is adopted in support of this commitment, in turn, becomes an integrated part of the City's long range planning and development activities which are provided for in the General Plan as a whole.

In view of the "policies format" of the revised City of Perris General Plan, the contents of this proposed Housing Element are expected to become integrally related to the other major "issue" areas comprised by the Overall Goals, Land Use Policies and Development Criteria that are contained in the General Plan Text.

#### Background

In addition, the State law requires on going review and update of the Housing Element in order that it may reflect changing demographic and housing market trends that may impact the City's present and future residents. Normally, this update of the Housing Element is required on a five year basis; however, AB 2853 requires that the first revision be adopted no later than July, 1984. This is to allow for the inclusion of the complete housing and socioeconomic data that has been collected in the 1980 Federal Census. Since the dicennial census is the most comprehensive source of population and housing data for the development of local planning programs, it is of overriding importance for policies and programs to be developed on the basis of the 1980 Census. The General Plan and its Housing Element has incorporated the 1980 Census data.

### Population Characteristics

#### Growth Trends

Data from 1980 U. S. Census found that Perris grew from 4428 persons in 1970 to a population of 6827 in 1980. The California Department of Finance estimated Perris having a population of 8288 on January 1, 1984 and experiencing an annual growth rate of 9.2% from January 1, 1983 to January 1, 1984.

This City may even have a more rapid growth rate of 12% or more through 1989, if the first three months of 1984's record building





activity in Perris is indicative of what may occur in the next five years. During the first quarter of 1984, Perris issued building permits totalling  $16\frac{1}{2}$  times more in valuation than the first quarter in 1983.

The 1983 Demographic Update prepared by the Riverside County Planning Department also projected Perris to rapidly grow from 6740 in 1980 to 12,294 in 1985 and to achieve a population of 13,221 by 1990. This rapid growth was to occur in the first part of the 1980's as forecast in the projection; but it didn't materialize due to a deep national recession and a sewer moratorium declared by the City Council of Perris from March 9, 1982 through February 13, 1984. Thus, the post recession housing market in Southern California and the lifting of the sewer moratorium are influencing the rapid growth that has been occurring in Perris. A population of 14,607 with 5344 households has been forecast for this City by 1989.

#### Age of Population

From analyzing the 1980 census data, it is determined that the City of Perris has slightly over  $\frac{1}{4}$  of its population under 15 years of age whereas the State of California has slightly over  $\frac{1}{5}$  of the population under 15. This age grouping is the second largest in Perris.

The largest and fastest growing age bracket is the over 65 years of age group. From 1970 to 1980, this age grouping grew from 10.4% to 16.9% of the population. State-wide, Californians over 65 years of age constituted 10.5% of the population in 1980. The highly productive age bracket from 35 thru 54 has been under represented in Perris. As Figure 1 shows, the age pyramid is shaped as an hour-glass. Table 1 states that Perris only has 15.55% in this age group compared with 19.63% for Riverside County and 21.84% for the State of California. Data indicates that planning strategies must be formulated to help this age bracket to remain in Perris. Other strategies must be developed to attract others between 35 thru 54 to migrate into this City, such as an active economic development approach to attract industries with well paying positions as a means to increase the percentage of this age bracket. The City's Redevelopment Agency should spearhead the economic development efforts for the City.

Figure 2 is enclosed to compare all age brackets between Perris, Riverside County, and the State of California. Figure 2 and Table I graphically show that Perris is over represented with the age grouping of under 15 and over 65. Figure 1 found that females between 15 thru 24 out-number males of that bracket 52.5% to 47.5%. The differential of sex ratio of 5% may have planning implications. Programs should be designed to address the needs of this group such as Daycare Centers, educational and training programs for young female head of households, and more Section 8 housing. These statistics underscore the need for the City of Perris to place the housing and social needs as a high priority over the next ten years.





Table 1

NUMBERS AND PROPORTIONS OF  
POPULATION BY AGE GROUP

AGE GROUP	MALE	FEMALE	CITY TOTAL	CITY%	COUNTY%	STATE%
0-4 1	273	311	584	8.55	7.58	7.17
5-14	604	530	1134	16.61	15.04	14.55
15-24	560	620	1180	17.28	16.72	18.94
25-34	445	441	886	12.98	15.52	18.03
35-44	223	271	504	7.38	10.48	11.90
45-54	207	351	558	8.17	9.15	9.94
55-64	441	419	841	12.32	10.66	9.32
65+	498	642	1140	16.70	14.85	10.15



Figure 1

AGE SEX PYRAMID - FERRIS

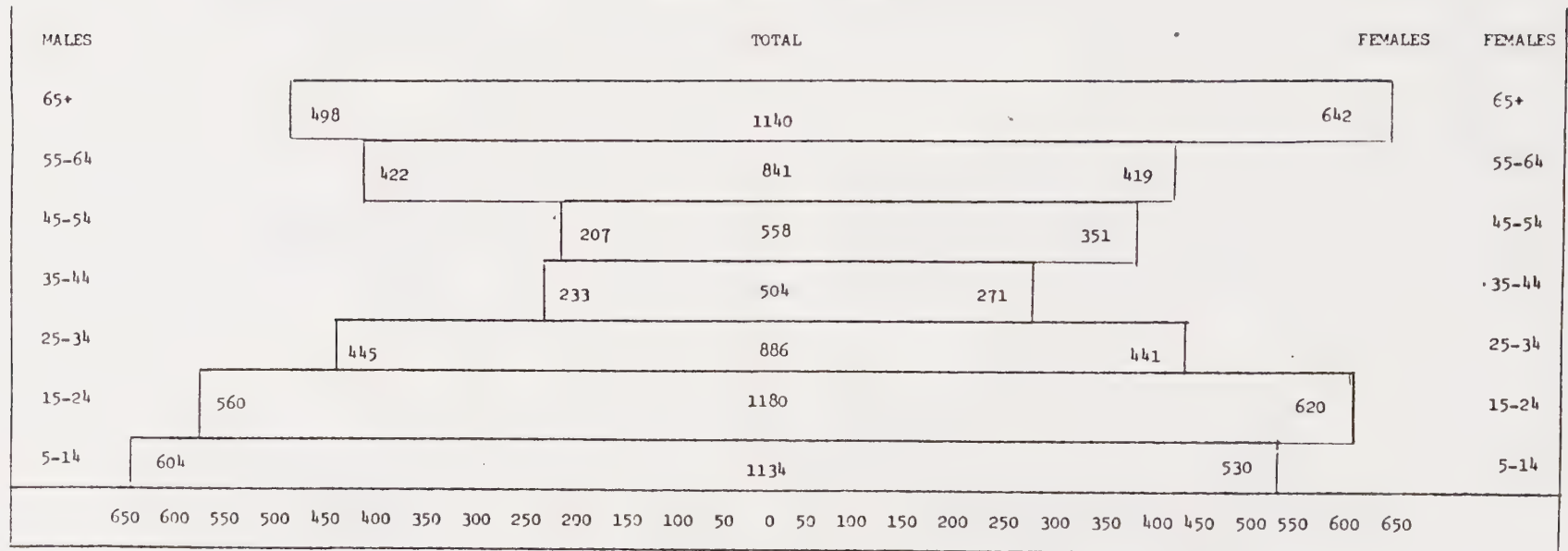






Figure 2

CENT

AGE GROUP

65 and over

55 - 64

45 - 54

35 - 44

25 - 34

15 - 24

5 - 14

0 - 4

PERRIS

RIVERSIDE  
COUNTY

STATE OF -  
CALIFORNIA





Ethnic  
Population

The City of Perris has a significantly higher concentration of members of minority groups compared with Riverside County as a whole. Overall 57% of the City's population is identified as caucasian or white, while approximately 29% are of Hispanic origin, 10% Black and 4% are American Indian, Oriental, or other ethnic groups. Thus, the total minority group representation is nearly 43% of the City's population. Table 2 provides the exact number of ethnic groups by Census Tract in the City of Perris.

TABLE 2

ETHNIC CHARACTERISTICS BY CENSUS TRACT (1980 Census)

Ethnic Group	Census Tract					City Total	%
	426	427.03	427.04	428	429		
White	698	38	127	1875	1179	3920	57%
Black	19	0	22	442	185	668	10%
Hispanic	34	0	34	1528	404	2000	29%
Other	23	0	13	190	13	239	04%
Total Population	774	38	196	4038	1781	6827	100%
Elderly	307	10	11	369	443	1140	16.69%



# HOUSEHOLD CHARACTERISTICS AND SPECIAL NEEDS HOUSEHOLDS

In order to understand needs of the community, particularly the special needs households such as the elderly, female head of households, and large families, an analysis of these groups is important in order to formulate planning strategies for these segments of the population.

Size and  
Number of  
Households

The 1980 Census counted 2355 households and a total population of 6827 persons in Perris. There was an increase of 54% of households between 1970 thru 1980. The population growth between 1970 to 1980 increased 61.9%. Table 3 shows the population growth from 1960.

TABLE 3

	PERRIS HOUSEHOLDS				
	1960	1970	1980	1984	1989 (Proj.)
Households	853	1285	2355	2891	5114
Population	2950	4228	6827	8288	14,606
Average Size of Households	3.46	3.29	2.845	2.867	2.856

Elderly  
Households

Zip Code 92370 census data in the 1980 U. S. Census Zip Code Data Book for Riverside County identifies 22.2 percent of the total households having an elderly person over 65 years of age as a household head. This percentage was applied to the total households of 2355 located within the City of Perris. This calculation would show a distribution of 523 elderly households throughout the City of Perris. Table 2 states the total population of elderly by census tracts and enumeration districts within the City limits.

Large  
Families

Large families, defined as those having five or more members, experience particular problems in terms of finding affordable housing with an adequate amount of space to provide reasonable comfort and privacy for its members. Such housing is particularly difficult to locate among rented units that are vacant and available for occupancy. A projection of the current number can be made by applying the percentage of such households identified by the Zip Code 92370 data to the total population of the City. By using the 8.7% rate from this data source, the number of such households existing in 1980 would be 203 for the City.





le Headed  
eholds According to the 1980 U. S. Census Zip Code Data Book, the 92370 Zip Code shows that 11.7% of the households are headed by women. This percentage was applied to the total households in the City of Perris. It was found that 269 households were of this social grouping.

rity  
eholds Table 1 in the report shows that Perris had in 1980 a minority population of 43%. The application of this percentage to the total households in Perris derives a result of 1013 households determined to be minority.

Figure 3 illustrates the area of concentration where poverty exists. Large numbers of elderly, large families, female head of households, and minority groups are frequently found in poverty income levels.

icapped  
sons The U. S. Census data for the 92370 Zip Code area shows that 16.0% of the total households were identified as having at least one member with a serious physical or mental impairment such as heart or lung disease, loss of sight or hearing, or mental retardation. A nearly similar finding of 15.2% of the total households in Perris Valley were determined to be handicapped in the 1980 Housing Element of the Riverside County General Plan. The two reports studied had slightly different geographic areas, however, similar enough to make the two data findings to be comparable. Furthermore, the two figures indicate that the use of the higher percentage (16%) can be considered generally representative of the City's household population. A factor worth noting in regards to the handicapped grouping is the large number of elderly households that would exhibit a particularly high incidence of handicapped persons. There were 376 households in this category.

m  
kers As the Perris Valley undergoes urbanization, farming is declining. In 1980, the census reported 1% of the work force in the agricultural sector. The City should promote cooperation with the Riverside County Housing Authority and the Riverside Community Action Agency to inform the farm workers of programs which would help them to obtain better housing and training opportunities. The City can provide assistance through referral and information sharing with the above two agencies.

City employees, particularly the Spanish speaking ones, should be encouraged to inform the farm workers about available services. For example, the City Water Department could place notices of available services in the monthly billings. Referral by Water Department staff could be made to the Social Service Agency handling Utility Relief.

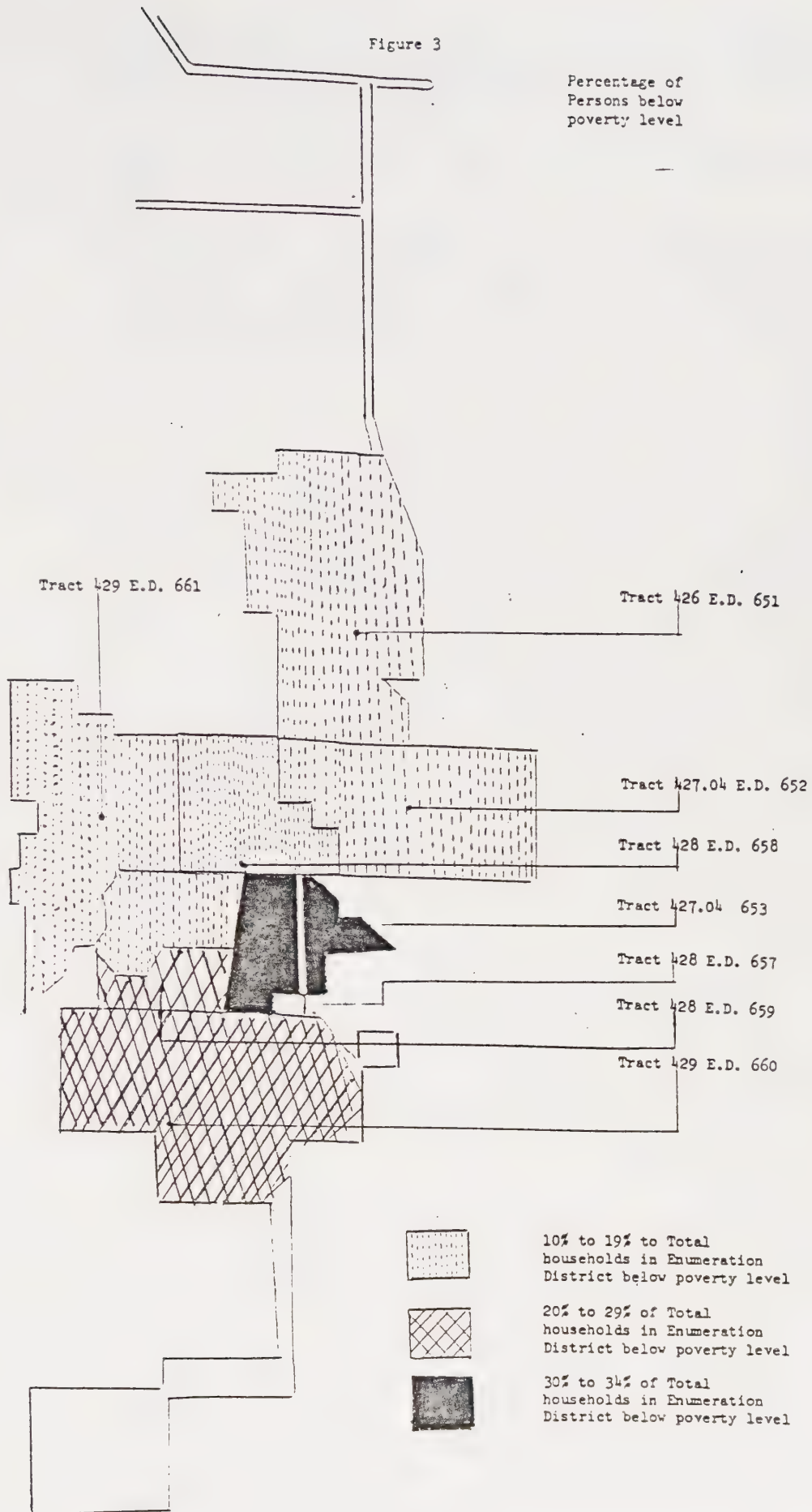
The Building Inspector could make referrals of farm workers to proper Social Services Agencies for weatherization and rehabilitation of homes. Furthermore, representatives of these agencies could conduct a training session of city staff to inform





Figure 3

Percentage of  
Persons below  
poverty level





them of programs available to farm workers residing in the City. Thus, the City could assist in developing more outreach and more farm workers could be assisted.

There were 23 households that depended on farming for a livelihood.

#### Vacancy Rates

The 1980 U. S. Census shows vacancy rates of 10.2 for the City as a whole. 1984 Summary Reports for the City of Perris prepared by the Department of Finance of the State of California shows the vacancy rates to be 9.19. Table 4 states the Housing Stock Characteristics for Perris.

TABLE 4

#### HOUSING STOCK CONDITIONS

Tenure Type	Standard Units		Substandard Units	
	Occupied	Vacant	Occupied	Vacant
Owner	1621	150	72	12
Renter	634	99	28	8

Source: HUD 7091.1 form prepared by Riverside County Planning Department.

Table 5 shows the number of substandard units available for rehabilitation.

TABLE 5

#### SUBSTANDARD UNITS SUITABLE FOR REHABILITATION

	Occupied Units		Vacant Units
	Total	Lower Income	
Owner	72	72	12
Renter	28	28	8

Source: HUD 7091.1 form prepared by Riverside County Planning Department.

The above tables show that vacant units can provide some flexibility for relocation of families when code enforcement is used as a means to upgrade the City's housing stock and general environment. These vacant units that are upgraded will also allow for normal relocation needs of households without artificially





constraining the availability and price of units within the local housing market. From windshield survey, 20 units needs replacing.

Table 6 provided a Census Tract and Enumeration District breakdown of the vacancy rate and household size. The table also includes the percentage of breakdown between 1970 and 1980.

#### Overcrowding

Estimates of the number of households affected by overcrowding are shown on Tables 7 and 8. In general, this problem has been declining throughout California in recent years. According to the statewide Housing Element Plan, the rate of overcrowding statewide in 1976 was 5.5, compared with 7.8% in 1970. Similar trends were found in a 1976 Housing Assistance Plan Questionnaire, prepared by Riverside County Planning staff. This study provided data indicating an overcrowding rate of 4.9% in the Perris Valley Census Division containing unincorporated areas adjacent to the City of Perris. Data from the 1980 U.S. Census for the City of Perris revealed an overcrowding rate of 10.19% or 240 housing units out of 2355 occupied domiciles.

Although studies over the last fourteen years show that overcrowding is declining elsewhere, housing strategies for Perris still must be devised to address this need. Overcrowded housing is a problem still affecting lower income households to a disproportionate fact resulting in the occupancy of housing units that lack reasonable comfort and privacy for its residents. This problem can particularly effect minorities, large families and renter, compared to high income families who own their homes.

Figures 4, 5, and 6 reveal the concentration of overcrowding in Perris. Figure 4 shows the total housing units that has 1.01 or more per room. Figure 5 analyzes the overcrowding of owner occupied units. Overcrowding of rental housing units is graphically shown in Figure 6.



TABLE 6

Component Parts	Housing Units					Population					
	Total	Vacant	Vacancy Rate	1970 Total	% House Change 70-80	Total	GQ	POP/HH	1970 Total	1970 POP/HH	% Pop Change 70-80
Perris City.....	2777	415	15.3	1364	103.6	6493	15	2.83	4228	3.29	53.6
Piverside County .....	2777	415	15.3	(NA)	(NA)	6493	15	2.83	(NA)	(NA)	(NA)
Perris Valley Division .....	2777	415	15.3	(NA)	(NA)	6493	15	2.83	(NA)	(NA)	(NA)
Tract 0426.....	532	222	42.5	...	...	633	0	2.11	...	...	...
ED 0651.....	532	222	42.5	...	...	633	0	2.11	...	...	...
Tract 0427.03p.....	15	2	18.2	...	...	18	0	2.00	...	...	...
ED 0662.....	15	2	18.2	...	...	18	0	2.00	...	...	...
Tract 0427.04p.....	90	11	12.2	...	...	188	0	2.38	...	...	...
ED 0652.....	73	0	0	...	...	176	0	2.41	...	...	...
ED 0653.....	17	11	64.7	...	...	12	0	2.00	...	...	...
ED 0654.....	0	0	...	...	...	0	0	...	...	...	...
ED 0655.....	0	0	...	...	...	0	0	...	...	...	...
Tract 0428p.....	1350	122	9.3	...	...	3857	5	3.24	...	...	...
ED 0656.....	396	25	6.5	...	...	1061	0	2.96	...	...	...
ED 0657.....	382	48	13.0	...	...	1037	0	3.24	...	...	...
ED 0658.....	293	35	12.3	...	...	811	5	3.22	...	...	...
ED 0659.....	279	14	5.1	...	...	948	0	3.65	...	...	...
Tract 0429p .....	790	58	7.5	...	...	1797	10	2.51	...	...	...
ED 0660.....	75	6	8.3	...	...	220	1	3.32	...	...	...
ED 0661.....	715	52	7.4	...	...	1577	9	2.42	...	...	...





TABLE 7

## TOTAL HOUSING UNITS

## PERSONS PER ROOM

	Occupied Housing	1.00 or less Persons per room	1.01 or more Persons per room
Perris	2355	.845	.105
Tract 425.02	0	0	0
ED 990	0	0	0
Tract 426	300	.973	.026
ED 651	300	.973	.026
ED 651 N	0	0	0
Tract 427.03	14	.928	.071
ED 662	14	.928	.071
Tract 427.04	81	.925	.074
ED 652	73	.918	.082
ED 653	8	N/A	N/A
ED 654	0	0	0
ED 655	0	0	0
ED 693 B	0	0	0
Tract 428	1238	.848	.15
ED 656	384	.958	.042
ED 657	328	.753	.246
ED 658	257	.836	.163
ED 659	269	.822	.178
Tract 429	722	.936	.06
ED 660	66	.787	.212
ED 661	656	.951	.048
ED 701 B	0	0	0



TABLE 8

## PERSONS PER ROOM

	Total Owner Housing Units	Owner Occupied Housing Units	% of Units Under 1.01 Persons Per Room	% of Units with 1.01 or more per room
Perris City	2625	2355	.926	.0738
Tract 425.00 ED 990		0	0	0
Tract 426 ED 651		258	.985	.013
ED 651 N		258	.985	.013
		0	0	0
Tract 427.03 ED 662		9	1.000	0
		9	1.000	0
Tract 427.04 ED 652		12	.923	.0769
ED 653		10	.909	.10
ED 654			N/A	N/A
ED 655		0	0	0
ED 693 B		0	0	0
Tract 428 ED 656		776	.885	.115
ED 657		297	.953	.047
ED 658		123	.788	.211
ED 659		162	.876	.123
		194	.851	.149
Tract 429 ED 660		633	.951	.049
ED 661		48	.813	.188
ED 705 B		585	.962	.038
		0	0	0





Figure 4

Total Housing Units  
1.01 or more  
persons per room

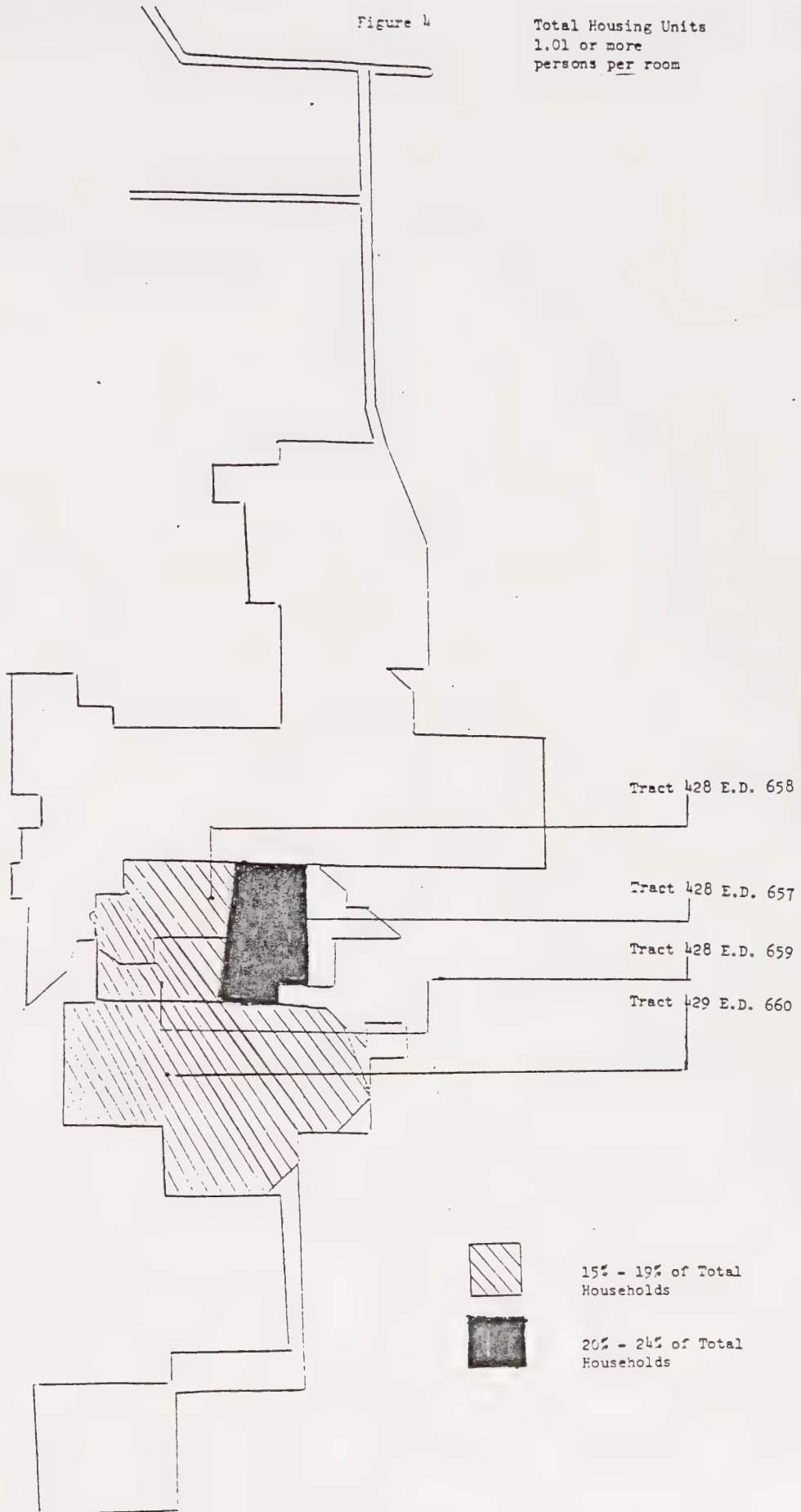




Figure 5

Total owner occupied  
Housing units with 1.01 or  
more per room

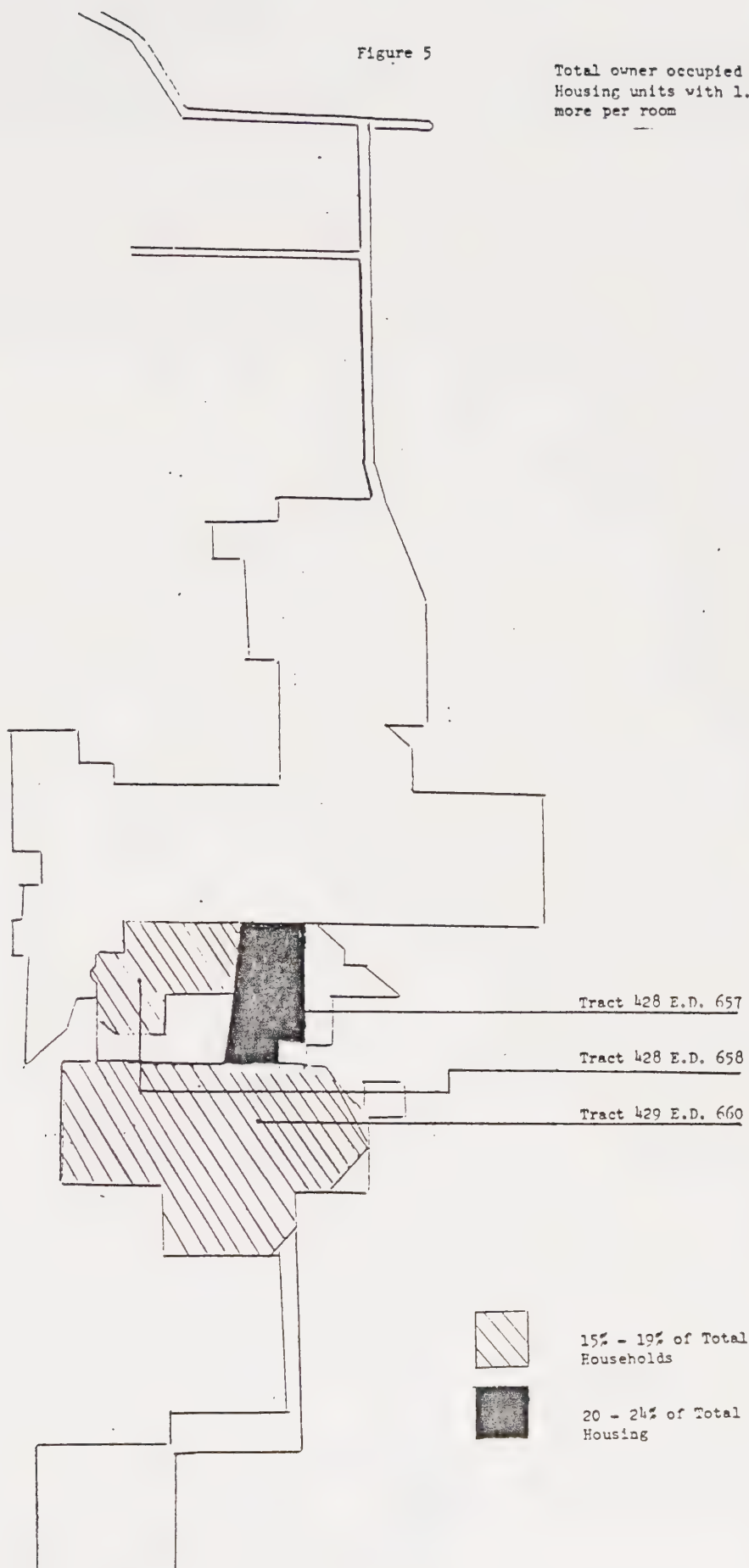
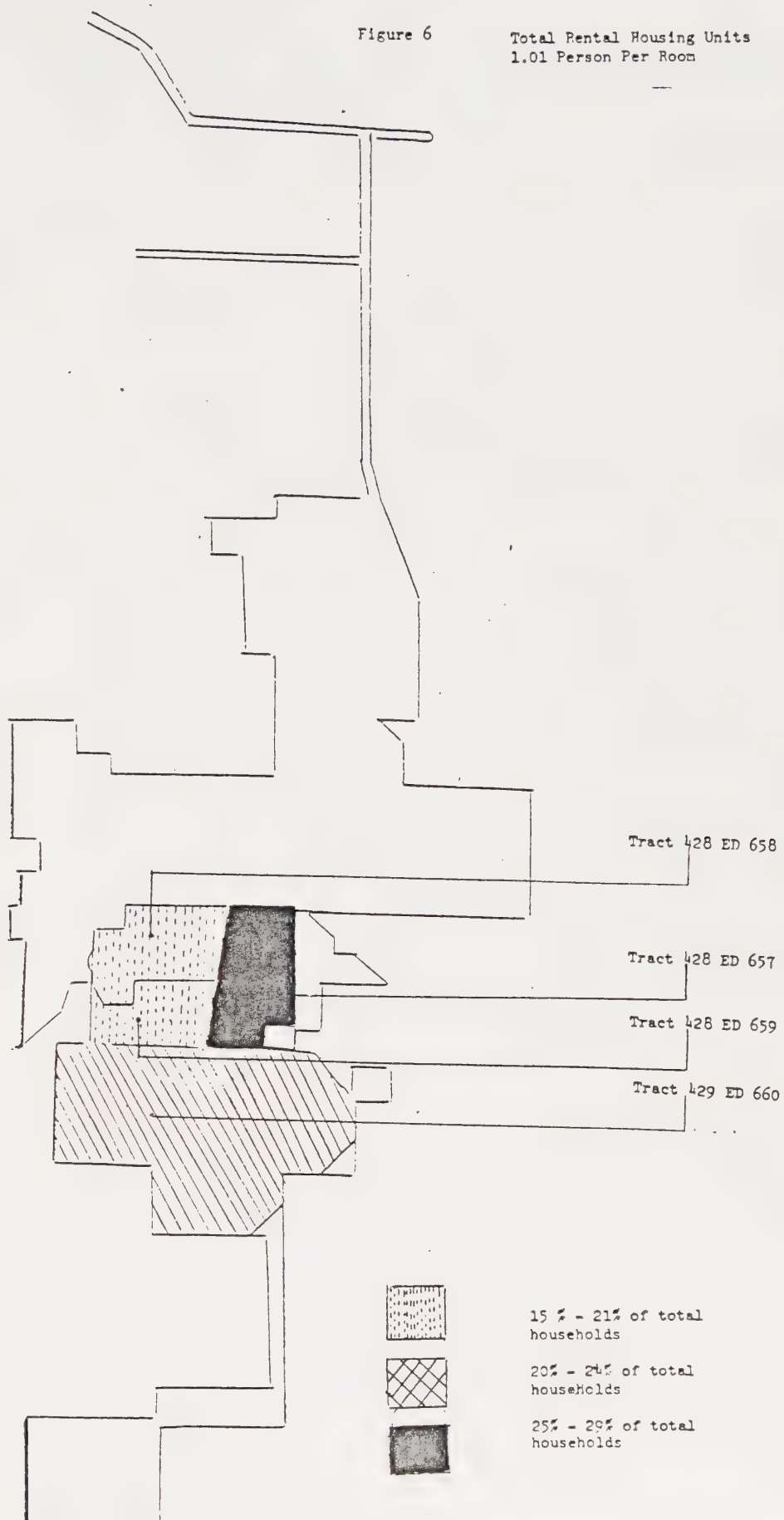






Figure 6

Total Rental Housing Units  
1.01 Person Per Room





## HOUSING MARKET CHARACTERISTICS

### Regional Housing

The Perris housing market is part of the Southern Riverside County Market. This sub-regional Riverside County Housing Stock can be described as follows:

- less costly than housing units in Los Angeles and Orange Counties
- transition from a market oriented to tourist/retirement buyers to young families with wage earners willing to commute from Perris to jobs in Los Angeles and Orange Counties
- begin to resemble more the housing market of the Northwest Region of Riverside County, which is the major primary home market for the county. Some of the communities in this submarket include the City of Riverside, and communities of Arlington and Sunnymead.

### Cost of Housing

The cost of housing in Perris, as in the Riverside County Northwest Submarket Region, is cheaper than similar housing in Los Angeles and Orange Counties. Lower mortgage and rent payments are encouraging young families to live in Western Riverside County, which includes the City of Perris, and commuting to jobs in Los Angeles and Orange Counties. Another indicator to mention is that industries are beginning to relocate in Perris or nearby areas. By the end of 1985, Perris should experience the effects of 1300 new jobs being created. Coachmen Industries of California will create 300 and Starcrest of Costa Mesa, California will create 400 new jobs in 1984 and another 600 jobs in 1985. Other firms are now expressing a desire to locate in this area. The current economic development being undertaken by Perris and its Redevelopment Agency should diversify its economic base and strengthen its employment base. These two employers are expecting to hire 75% of their work force from the low and moderate income levels from the immediate area. The increased earning potential should help them to qualify for the Patio or Cottage homes that are being constructed.

The housing market in this City is currently being dominated by the Garden, Patio, and Cottage units that were priced in February, 1984 from \$52,950 to \$72,950. These detached homes are being constructed on 3600 square foot lots. The higher density was allowed by the City passing an R-2 Zero Lot Line Ordinance in 1983.

Rent was averaging \$186 per month in 1980 for a studio or an apartment unit in a duplex. The high range for a studio as of February, 1984 was \$350 per month. In spite of some reasonable rents, a large proportion of renter households pay greater than



25% of their income on rent. The 1980 census found 56% of all households spend greater than 25% of their income on housing expenses.

With the creation of new jobs in Perris and the creation of a Redevelopment Agency by the City of Perris in 1983 the municipality is expecting to begin receiving Tax Increment Funds in 1985. It is planned to use 10% of tax increment money for bond money as an enticement for private investors to construct affordable housing units for the low income groups particularly in the Central Redevelopment Project Area which approximates the area of high concentration. Please refer to Figure 7 which outlines that Redevelopment Area. More detailed strategies and target goal will be discussed in the Housing Goals, Policies, Program Section. TABLE 9

COMPARISON OF MEDIAN HOUSEHOLD INCOME

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City Median Household Income: \$11,676

Riverside County Median Household Income: \$16,037

California Household Income: \$18,243

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EMPLOYMENT TRENDS

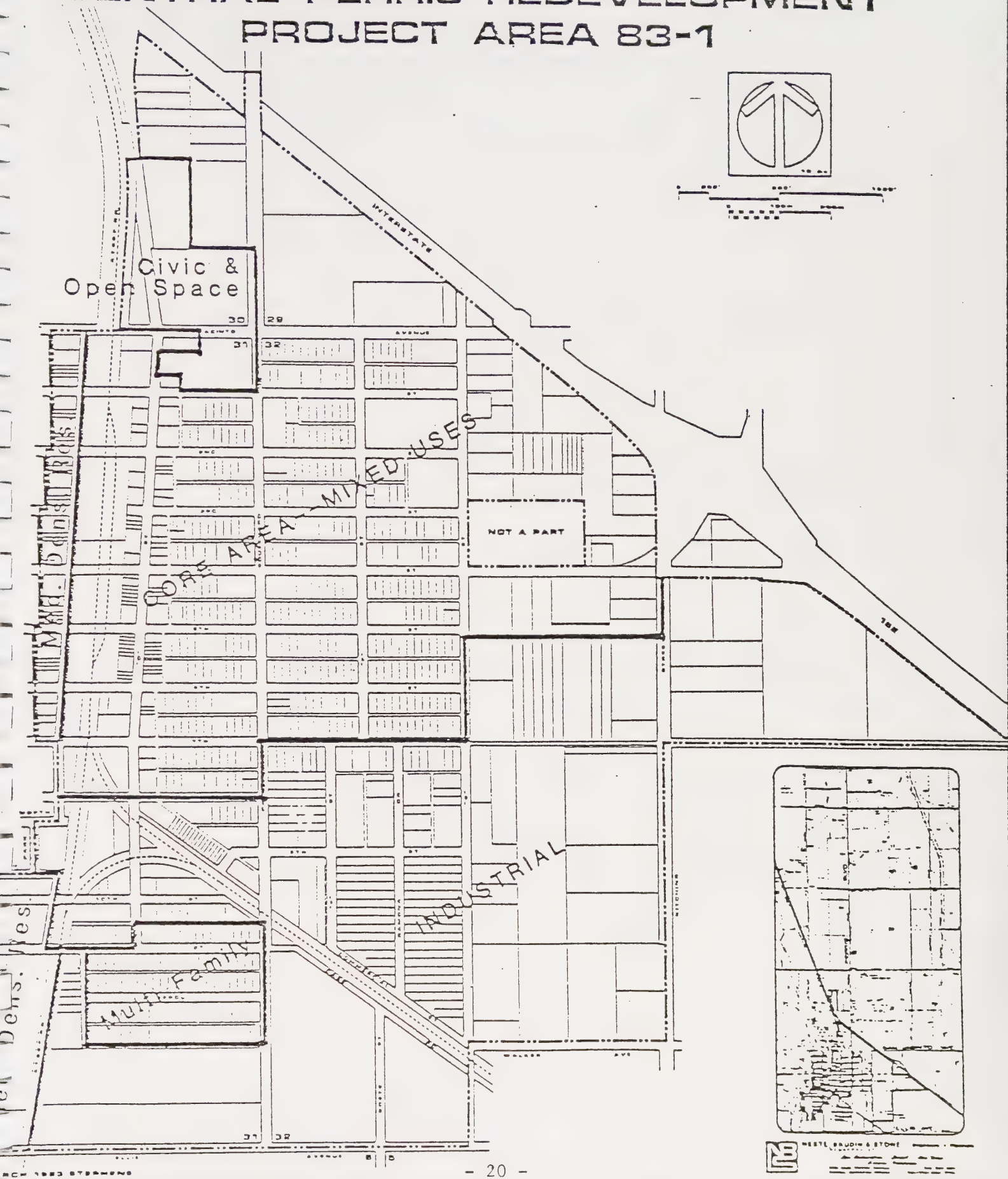
The City of Perris and its surrounding region has been characterized by a largely agricultural economic base, with only a limited number of manufacturing concerns in the vicinity. The composition of the local employment force, however, is expected to change in the next two decades as the City attracts more family oriented households whose members will need nearby opportunities for employment. Within the regional context, the recently adopted SCAG 82 growth forecast policy projects that there will be an increased amount of employment growth occurring in the inland counties of the Southern California region, following the outward migration of population growth from the densely urbanized costal areas.

According to the SCAG 82 forecast, the number of jobs within the Perris Valley subregion is expected to grow from the 1980 level of approximately 10,000 to 45,000 in 2000, which represents 354.5% increase. This compares with a growth rate of about 150% which is projected for all of Riverside County. Both of these forecasts represent significant increases over the previously projected figures for population and employment growth contained in the SCAG 78 projections. Obviously, the Perris Valley region will absorb a significant increase in population due to migration from more heavily urbanized areas and much greater proportion of this growth is expected to consist of families with employed household heads, representing a decreasing portion of retired persons previously characteristic of the population growth.





# CENTRAL PERRIS REDEVELOPMENT PROJECT AREA 83-1





These trends will have a substantial impact on the demand for new housing opportunities within the City and the surrounding area. In fact, increased employment opportunities resulting from a gradually diversifying economic base will be essential in answering the employment needs of both existing and future households within the City. As outlined in the Programs and Strategies Section, an economic development program intended to expand the local economic base will be an essential component of the City's overall housing program. The primary focus of this program will be towards attracting smaller and medium scale industrial firms to the vicinity as well as expanding and upgrading existing infrastructure facilities to spur this growth.

Tables 10 thru 18 and Figure 8 provide statistics that analyze capability of residents in obtaining adequate housing that is affordable within their incomes.

TABLE 10  
EMPLOYMENT DATA

*	Riverside County	1980	1990	2000
	SCAG 78	214,400	292,800	360,400
	SCAG 82A	211,000		532,100
**				
	Perris / RSA 47			
	SCAG 78	10,000	13,000	15,400
	SCAG 82A	9,800		45,000

TABLE 11  
COUNTY ANNUAL GROWTH RATE

1970 - 1980	4.2%
1980 - 2000	7.6%

\* Between 1980 - 2000 Riverside County has been projected to add new employment by 152.2%.

\*\* Between 1980 - 2000, RSA 47 has been projected to add new employment by 354.2%.





TABLE 12

## PERRIS HOUSEHOLD INCOME

Income	% Total	
	Number of Households	Percentage of Total Households
Less than \$8019 Very Low Income	694	29.8%
\$8020 - \$12,830 Low Income	556	23.7%
\$12,830 - \$19,244 Moderate Income	554	23.7%
\$19,245 + Above Moderate	532	22.8%
Source 1980 U. S. Census		



TABLE 13

PERCENTAGE OF POPULATION THAT SUFFERED  
UNEMPLOYMENT IN 1979-1980 CENSUS

CITY OF PERRIS	PERRIS ZIP CODE 92370	State of California
31.07%	29.98%	23.90%

TABLE 13a

NUMBER IN LABOR FORCE AND NUMBER UNEMPLOYED  
BY CENSUS TRACTS IN PERRIS-1980 CENSUS

CENSUS TRACTS	NUMBER IN LABOR FORCE	UNEMPLOYED
City Total	2365	257
Tract 425.02	0	0
Tract 426	205	21
E.D. 651	205	21
651N	0	0
Tract 427.03		
E.D. 662	0	0
Tract 427.04	50	0
E.D. 652	35	0
E.D. 653	15	0
E.D. 654	0	0
E.D. 655	0	0
E.D. 693 B	0	0
Tract 428	1511	183
E.D. 656	473	25
E.D. 657	364	82
E.D. 658	826	33
E.D. 659	348	43
Tract 429	599	53
E.D. 660	61	0
E.D. 661	538	53
E.D. 701 B	0	0



TABLE 14

PERSONS BELOW POVERTY LEVEL		
	Number	%
City	1344	20
Tract 425.02	0	0
ED 990	0	0
Tract 426	103	15.5
ED 651	103	15.5
ED 651 N	0	0
Tract 427.03*	21	55
ED 662	21	55
Tract 427.04	30	15
ED 652	30	15
ED 653	15	32
ED 654	0	0
ED 655	0	00
ED 693 B	0	00
Tract 428	858	.21
ED 656	160	.13
ED 657	332	.33
ED 658	118	.13
ED 659	248	.25
Tract 429	332	19.
ED 660	46	.27
ED 661	286	.18
ED 701 B	0	0

\* outside of City limits





TABLE 15

## HOUSING OVERPAYMENT

Perris	Renters	Home Owners
Total	59.9%	
Tract 426	1.8%	
ED 651	1.8%	
ED 65 N	0	
Tract 427.03	0	
ED 662	0	
Tract 427.04	8.0%	
ED 652	6.4%	
ED 653	1.5%	
ED 654	0	
ED 655	0	
ED 693 B	0	
Tract 428	36.57%	
ED 656	7.2%	
ED 657	22.3%	
ED 658	2.98%	
Tract 429	2.2%	
ED 660	2.5%	
ED 661	9.7%	
ED 701 B	0	

TABLE 16

## AVERAGE MONTHLY HOUSING COSTS

Median Gross Rent	186
Median Mortgage Payment	



TABLE 17

COMPARATIVE MEDIAN NON CONDO HOME VALUE

Perris	\$45,100
State of California	\$84,700

FIGURE 8

WHO IS OVERPAYING FOR HOUSING

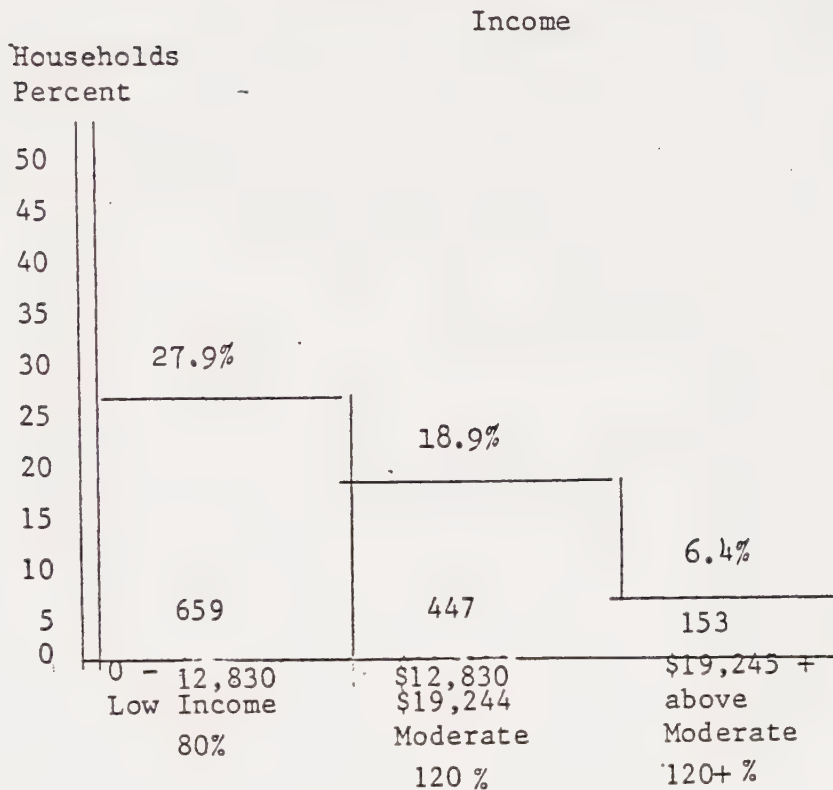




FIGURE 9

SPECIAL NEEDS GROUPS

Percent of Population for each grouping

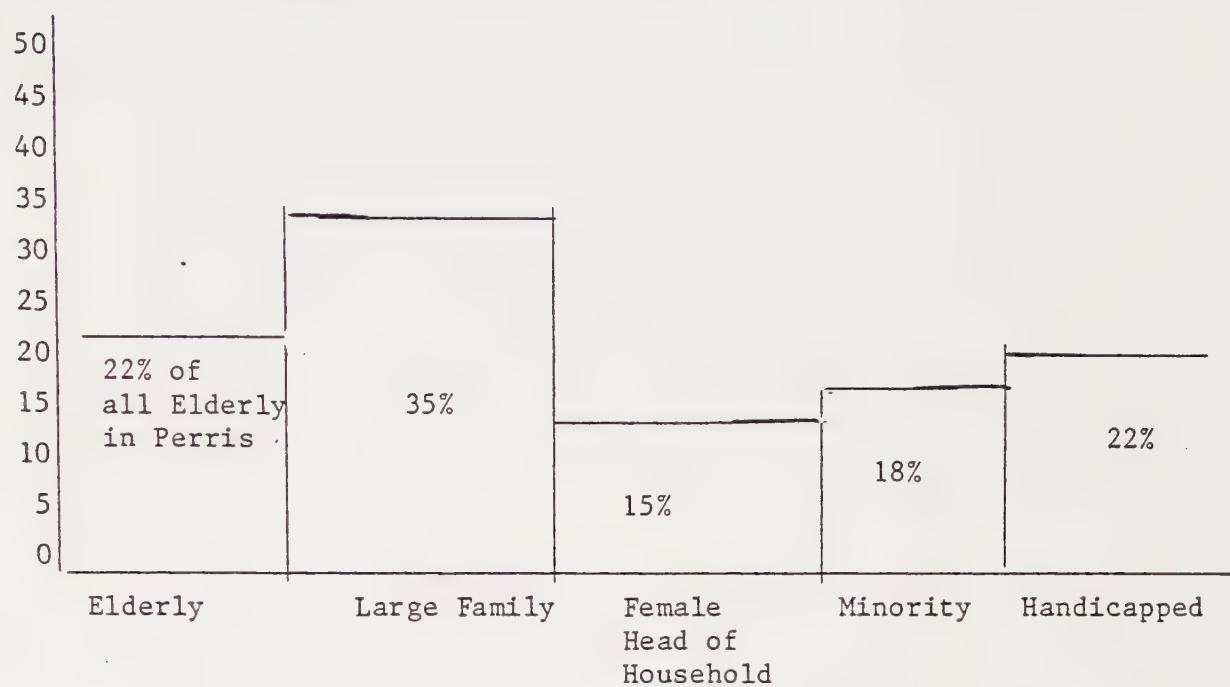


TABLE 18

Special Needs Group	Low Income 0 - \$12,830	Moderate Income \$12,831 - \$19,244	Total
Elderly	30%	15%	45%
Large	47%	24%	71%
Female	21%	10%	31%
Minority	24%	12%	36%
Handicapped	29%	15%	44%





## HOUSING MARKET CONSTRAINTS

A variety of private market and governmental trends and actions affect the housing industry's ability to respond to consumers' demands for affordable, well-built and attractive dwelling units in appropriate locations. Factors arising from private market forces include the price of buildable land, the cost of construction materials and labor, and the availability and cost of construction financing money and homebuyers' mortgages. On the other hand, the amount and location of land which is zoned for residential construction, the level and costs of required public improvements associated with property development, and the stringency of local building codes result from the actions and policies adopted by local governmental agencies. A brief assessment of these factors and trends, including their underlying causes, is made in this section of the Housing Element, as they apply to the local housing market in the City of Perris. Also, a number of recommendations are made regarding the most effective actions that the City could take in helping to ameliorate the effects of some regulatory actions that tend to increase the costs of the final housing product, while ensuring that the basic goals of protecting the public health, safety and welfare are still maintained.

### Private Market Constraints

The persistent increase in the cost of construction materials and wage levels for skilled labor, coupled with the price of finished building lots has undoubtedly been among the primary trends within the private market responsible for the recent skyrocketing of housing prices in Southern California. For instance, the construction cost of an average single family unit in the Los Angeles area increased by 14% between 1970 and 1979, according to one survey. Average hourly wage rates for union labor, on the other hand, rose by 52% within a recent five year period. This is to say nothing of the cost of buildable land in appropriate locations to accommodate new housing construction. The cost of an improved residential lot with all necessary utilities can approach 40% of the final housing unit price, especially in the heavily urbanized coastal regions of the State. Underlying these cost trends, of course, is the tremendous growth in the number of new households formed during the past decade, and the recent slowdown in the production of new housing from 1981 thru 1983 resulted in the latest economic recession. This has created a significant shortfall of newly constructed housing necessary to satisfy current demand.

In addition to all of these items is the increasing importance of home ownership as an investment in recent years, due to the severe inflationary trends within the economy. Families are seeking to find protection for their rapidly eroding savings in the form of real estate, as well as finding adequate and comfortable shelter.

It should be kept in mind that while all of these factors are affecting the production of housing within the Southern California



real estate market, their efforts are at present not nearly as pronounced within the Perris Valley region, due to its greater distance from major urbanized areas and centers of employment, as well as the transitional stage of the City's growth at the present time. However, these trends will result in increasing migration toward the inland counties during the coming decade, thereby exacerbating the pressures on the land and housing in the Perris area within a short time frame. In its long range planning actions and through its adopted housing programs, the City should anticipate these trends in an effort to reduce their impacts as the area experiences an increased amount of population growth and higher degree of urbanization.

From the perspective of the home buyer, the cost and availability of mortgage loans is one of the most important factors affecting the affordability of home ownership. That the recent high interest rates as well as the adverse effects of national economic trends in general has severely restricted the average family's ability to purchase a home, especially for the first time, does not need mentioning. Traditionally, the availability of lending money for the home purchaser has been dependent upon governmental monetary policy at the federal level, and is also intricately related to the cyclical trends of economic growth and recession. While these trends remain largely outside the control of the home builder, local lending institutions and state and local governments, there are a few promising developments which may act to relieve the effects of high interest rates and restricted mortgage money upon the prospective home buyer.

Recent federal and state legislation has resulted in the more widespread availability of graduated payment mortgages and variable rate mortgages. A graduated mortgage is one that is adjusted to allow for lower initial monthly payments, which are adjusted to income in stages during the life of the loan in accordance with the expectation of the gradually increasing earnings potential of the qualifying household. These mortgages can be especially attractive to the younger family who is buying a home for the first time and has only a limited income at present. The variable rate mortgage, on the other hand, is based on an interest rate than fluctuates in accordance with the prevailing rates in the economy. While the use of this type of mortgage reduces the long term risk to the lender, and could possibly result in the increased availability of loans during tight money periods, there are a number of disadvantages that would accrue to the home buyer, especially during periods of rapidly rising interest rates in the future. The widespread introduction of this type of mortgage loan, therefore, must be accompanied by a number of legal safeguards for the purchasing household. One of these could be the right to periodically renegotiate the terms of the loan, based on the family's accrued equity in the home itself.





Another approach to creative financing of home ownership lies in the use of a "shared equity" loan. Through this method, a lending institution or governmental agency can co-invest with the home buyer in the initial purchase price, which would result in lower housing payments being made by the purchaser. During the life of the loan, the lender would then remain a 'silent partner' in the investment. At the time of eventual sale of the house, however, the lender would share in the proceeds of the increased value of the property proportional to the initial co-investment. The California Department of Housing and Community Development has recently initiated such a program for the benefit of qualifying low and moderate income families. In its initial stage, this program of co-investment by the State will be used to assist families who are threatened by displacement to purchase units in a multi-family project or spaces in a mobile home park which are being converted to condominium or cooperative ownership. If this program proves to be successful and sufficient fiscal resources are made available for its expansion, such an approach could prove very helpful in making home ownership an affordable option for a greater number of families of low and moderate economic means.

The average housing development costs in 1984 for Perris is illustrated below

TABLE 19

Land (Average Lot (60 x 120)	\$5000
Site Improvements (flat lot)	\$14000
Construction	
\$39.50 sq ft (wood frame)	
1,200 sq/ft house	\$47,400
Sales and Marketing(06%)	4,000
Profit (8%)	5,600
Total	76,000

#### Governmental Constraints

The increasing number and scope of regulations which are imposed on developers by a variety of governmental agencies has contributed to the upward spiral of housing prices in the private real estate market. These requirements have been adopted in order to assure a greater degree of protection for the natural environment and to minimize the fiscal impact of development on public services and facilities. However, these regulations also result in a higher price of the final housing product to the consumer, as the home builder passes on many of these costs to the eventual buyer. The increased housing construction costs result primarily from the builder's expense in complying with the additional regulations, and the longer time periods required in securing all the necessary governmental permits and approvals.

The most direct effect exerted by the City on the cost of buildable land within its boundaries is through its General Plan and





zoning policies controlling the amount and location of residentially designated land area. The Housing Element itemizes the amount of vacant and under-utilized residentially zoned land which presently exists within the City of Perris, as well as its development potential under the range of densities provided for under the Zoning Code. Again, it is pointed out in this section that the primary issue is not the amount of vacant land which is currently available, but rather, which of those areas can be served by public infrastructure facilities within a short range time period. The Housing Programs section of this element will deal with the standards and plans for adequate housing sites which should be served with utility and street extensions, and with the formulation of a priority list of sites which are suitable for development of housing for low and moderate income families.

Compliance with the building and structural codes adopted by the City has a direct effect on the cost of new housing units, since these codes govern the type of materials and construction practices which must be adhered to throughout the building industry. The City of Perris has adopted the Uniform Building Code and related construction codes which are in wide-spread use among nearly all local jurisdictions throughout California. The rigid enforcement of these codes is considered necessary to insure the structural safety of all buildings, and also to assure a minimum of quality and durability in material and workmanship. The Uniform Building Code is subjected to continued testing and revision, so that the benefits of new construction technologies and their related economics can be made available to the housing industry.

The increasing importance of manufactured (mobile) and modular homes in the housing market provides an alternative to the cost of compliance with Uniform Building Code provisions and on-site inspections. These types of housing units are assembled in a factory in compliance with state and federally administered codes, which are based on performance standards that are essentially equivalent to the code requirements affecting on-site built housing. The use of centralized construction procedures and inspection on a factory assembly line before transport to the building site affords an economy which can result in significant savings to the home buyer.

Imposition of off-site improvement requirements in conjunction with the development of property in the City is still another component of the total cost of housing production. Through its Subdivision Ordinance and related Municipal Code provisions, the City mandates the construction of, or bonding for, street improvements including paving, curb and gutter and sidewalks, as well as utility connections available to each newly created lot. In addition, street lighting and upgraded fire hydrants must be installed to serve new developments. The provision of adequate parking space and access ways is also required prior



to the occupancy of new residential projects. These requirements are predicated upon the need for the developer to pay for the portion of public facilities from which his project directly benefits, as well as to insure a level of safety, health and convenience for the occupants of these projects.

Maintaining these requirements for off-site improvements, associated with new development is considered necessary to ensure orderly growth of the City while at the same time providing an adequate level of public improvements for both existing and new residents. In fact, these requirements within the City of Perris have historically been less stringent than those of larger urban jurisdictions, as this City has remained predominately rural and small town in nature until the present time. The Subdivision Ordinance is currently undergoing revision in order to up-date its provisions in accordance with the State Map Act, and to clarify its provisions with respect to the division of property within the City.

The 'front end' costs which must be paid by developers in order to extend necessary public utilities to their project sites is a factor in the price of the final housing product, and acts as a constraint on the construction of housing. As local governmental fiscal resources have become more limited, a greater proportion of the initial capital investment necessary for the extension of utility facilities such as sewer and water must be undertaken by private developers. These costs are primarily paid in the form of per unit equity charges which are contributions toward the cost of sewage collection and treatment facilities, for example. While the fact does act as a significant deterrent to the ability of the private sector to provide moderately priced housing units to satisfy the needs of lower income households, prepayment of public facilities costs has been made increasingly necessary due to the revenue limitations affecting local governments, and the legal obstacles to raising money through general obligation or revenue bonds. Therefore, many of the costs associated with residential growth are being shifted almost entirely to developers and new residents. As in the past, the City will continue to explore ways to eliminate governmental restraints without jeopardizing the implementation of the General Plan, particularly the land use and housing element plans. The City will continue to apply innovative land use planning techniques, as well as adopt ordinances to help developers construct affordable housing units.

See appendices for the City's fees and exaction schedules, processing and permit procedures.



# FUTURE HOUSING NEEDS

Total Need

California Department of Finance estimates that as of January 1, 1984, there was a population of 8288 in the City. A population of 14,606 is expected by 1989.

TABLE 20

## POPULATION AND HOUSEHOLD PROJECTIONS

	1970	1980	1984	1989 (Proj.)
Population	4428	6827	8288	14,606
Households	1346	2355	2891	5114
Average Size	3.29	2.845	2.867	2.856

It has been projected from using the formula  $\left( \left[ \left( O H \times \frac{1}{1-v} \right) + RH \times \left( \frac{1}{1-v} \right) \right] (1-v) \right)$  = Number of units needed) developed by State Department of Housing and Community Development (HCD) that approximately 5344 units will be needed by January 1, 1989 or an increase of 2719 units between 1980 and 1989. Between April 1, 1980 and January 1, 1984, 498 units were added to Perris' housing stock. An additional 2221 will be needed in the next five years.

TABLE 21

## SUMMARY OF HOUSING NEEDS BY 1989

	Low and Moderate Income	Total
Owner Occupied	1146	1488
Rental	564	733
Total	1710	2221

Affordable  
Housing  
Needs -  
Fair Share

Mortgage Interest rates may climb close to 15% in 1985. With this assumption, a high portion of the housing stock in Perris has been adjusted to provide adequate housing for low and moderate levels that generally do not have financing capabilities such as a large enough down payment to qualify for mortgages or the capability to make the monthly payments. The 1980 U. S. Census showed that 28% of the housing stock were rentals. Domiciles available to be rented in 1989 should be 33% of the housing stock. Rental units are one means of providing affordable housing. Another approach is the construction of Patio or Garden, or Cottage homes that are aimed towards new or first time home buyers. New jobs being created in and





close to Perris will provide the financial capability for these employees to arrange financing.

The City of Perris is continuously promoting affordable housing for all income levels in Perris. Housing goals and objectives have been developed to address the needs of all citizens.

equiate  
Sites  
strategy

The City of Perris has been cognizant of its responsibility in providing a responsive governmental environment by facilitating the construction of new housing units that will meet the needs of all income levels. The Planning and Zoning Review process and policies will be flexible as not to unnecessarily impede the development of low and moderate income housing.

If a total of 2221 units are needed, an average of 444 housing units have to be constructed on an annual basis. From 1980 thru 1984, 498 housing units were constructed on an annual rate of 125 units per year. So far in 1984, 116 units have been constructed or added to the housing stock in the first three months of 1984. Another 320 units are expected to be constructed by the end of the calendar year. Several large housing and apartment projects have received Plot Plan approval in March and April, 1984. Several others are beginning the process for Sub-division Map approval by the City on their Tract or Parcel Map. These projects, if successful, will be receiving final map approval in 1984 and could begin actual construction in 1985. There are 1435 units that are planned as of spring, 1984.

In order to meet the housing needs for the low and moderate income levels, a minimum of 564 rental units must be constructed by 1989, based on the growth rates of 12% per year. Using this growth trend, the City must construct 1146 owner occupied units in the next five years.

The expectation to meet this low and moderate income demand is good. The table below lists the current planned housing.



TABLE 22

SUMMARY OF PLANNED HOUSING

	Number of Units Planned	% 5 Yr. Low/Mod Needs Met	% 5 Yr Total Needs Met
Woodhaven			
Homes - Cottages	232	3.4%	10.4%
Billings/Mendonca			
Homes - Cottages	82	1.2%	3.7%
Landmaster Ltd			
Homes - Single Family	10	0	.005%
John B. Thorpe			
Mobile Home in Phase I	31	1.8%	1.4%
Bradley & Associates			
Homes - Cottages	100	1.5%	5.0%
Multi-Family	6	.004%	.003%
Bruce Martin			
Homes - Cottages	213	3.1%	10.0%
Sunnyside Homes			
Cottages	138	2.0%	6.0%
Villa De Oro			
Homes - Single Family	23	1.3%	1.0%
Pine Tree Club			
Apartment Units	276	16.1%	12.4%
Ralph Morris			
Apartment Units	4	.002%	.002%
Sunset Village, Ltd			
Senior Citizens Apartment Units	192	11.2%	8.6%
Senior Apartments On "D" Street	120	7.0%	5.4%
Rice & Sykes			
Homes - Single Family	8	0	0
Goedhart			
Homes - Single Family	8	0	.004%
TOTAL	1443	48.6%	63.9%



## POTENTIAL SITES FOR AFFORDABLE HOUSING

With a two year sewer moratorium lifted on February 13, 1984 and the national economic recovery, the "pent up" demand for development has been unleashed and thus the very high number of units under construction. Whether the high rate of building activity will continue over a five year time frame is hard to predict.

These planned units are currently served by utilities or are required to provide adequate utility systems before receiving Subdivision Map or Plot Plan approval. The City has been promoting and will continue to plan over the next five years:

### Potential Sites for Affordable Housing

- vacant lots within the redevelopment district in the city
- back yards for "granny flats"
- rehabilitation of substandard units suitable for rehabilitation
- "bonus density" for developers to construct housing units for the low/moderate income levels to qualify for obtaining mortgages
- implementation of a R-2 Cottage, Garden, Patio homes zone district in the vacant undeveloped area of the City

### QUANTIFIED OBJECTIVE

In order to meet the City of Perris' low and moderate income housing needs through 1989, the City must set realistic, quantifiable objectives. Conscientious implementation of the Housing Element policies and programs should enable the City to achieve the following objectives guided by the housing mix recommended by the city staff within the context of meeting the goal in having an adequate mix of affordable housing available for low/moderate level.





TABLE 23

## HOUSING UNITS - 1984 to 1989

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Second Units (Granny Flats)	25	40	60	125
Garden, Patio, Cottages	132	147	172	451
Single Unit Infill	25	25	100	150
Mobile Home in Priority Develop. Areas	40	60	100	200
Multiple Units in Priority Develop. Areas	439	254	91	784
TOTAL	661	526	523	1710

These housing objectives were derived by analyzing the need and the City's capability to realistically construct the number of domiciles as planned. Making mortgage revenue funds available is one technique, by the City, for expanding the housing stock for low and moderate income levels. Another strategy will be developing communication linkages with Riverside County JTPA Title II Program and the Riverside Community Action Agency to help insure that at least 75% of the 1300 new jobs being created by Starcrest of Costa Mesa, California and Coachmen Incorporated of California are for low and moderate income individuals. Both corporations used HUD Community Development Block Grant Funds to leverage their financial packages for construction of new facilities. Increased earnings of the newly hired should give them the financial capability to improve their living condition. Thus, the City is planning to encourage construction of new apartment complexes and Patio or Cottage homes as two means to provide adequate housing, particularly for the very low and low income that will successfully obtain these positions.

Perris City Council will continue to make available revenue bonds under the power vested to the City by Chapter 7 of the Health and Safety Code commencing with Section 52075 of Part 5 of Division 31. These bonds will be issued for financing construction of multi-family rental housing units.



TABLE 24

CONSERVATION OF EXISTING  
AFFORDABLE HOUSING - 1984 to 1989

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Rehabilitation	46	37	37	120
Weatherization	25	21	20	66
Section 8	35	28	28	91

Weatherization and Section 8 assistance programs are coordinated by the County Housing Authority. The City of Perris should continue to participate in working with the Housing Authority's activity within the City and seek the agency's assistance in implementing Perris' Housing Element. Approximately \$368,000 would be used for rehabilitation. Please see Table 24 for allocation breakdown.

TABLE 25

SUMMARY OF HOUSING  
NEED BY 1989

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Owner Occupied	* 132	** 157	172	461
Rental	529	369	351	1249
<b>TOTAL</b>	<b>661</b>	<b>526</b>	<b>523</b>	<b>1710</b>

\* Assumption that 20% of very low income may seek to become home owners and qualify for FHA and CHFA financing as first time home buyers after obtaining employment with Starcrest, Inc. or Coachmen, Inc.

\*\* Assumption that 30% of low income may seek to become home owners and qualify for FHA, CHFA, and other federal homes as first time home buyers after obtaining employment with Starcrest, Inc. or Coachmen, Inc.

TABLE 26

REDEVELOPMENT PROJECT - TAX INCREMENT RANGE

<u>Years</u>	<u>5</u>	<u>10</u>	<u>15</u>	<u>20</u>
5%	183,069	732,080	1,748,134	3,368,269
10%	391,658	1,719,296	4,554,339	9,817,072

20% HOUSING ALLOCATION

5%	36,614	146,146	349,627	673,654
10%	78,332	343,859	910,868	1,963,414

NSA projected cost for rehabilitation of identified need: 46 units @ 4,000 = 184,000.



LAND RESOURCES SUITABLE FOR  
RESIDENTIAL DEVELOPMENT

In May, 1984, a survey of vacant and underutilized lands was conducted in Perris. It was found that 2820.54 acres could be developed to accommodate 18,620 dwelling units as stipulated under current zoning designations.

The vacant (residential) land inventory includes only property with residential potential and 25% of commercial zoning. No residential development will be allowed in areas zoned for manufacturing or industrial uses.

Nearly 90% of the vacant land lies in undeveloped areas of the City; but, in-fill within the developed areas of the City is expected particularly in the Redevelopment Area.

The City projects that 90% of the new housing units or (18620 x .90) 16,758 units will be constructed in these large empty areas. In-fill within the built areas of the City will amount to 1862 units. It must be noted that several subdivisions within the City average three to four empty lots. The Redevelopment Area has a vacancy rate of approximately 9%.

Tables 27&29 show the potential land distribution based on the May, 1984 inventory of vacant land. The two tables tabulate the projected future residential development related to zoning. In most of the future development, facilities and services are available. However, significant improvements are needed to the City's arterial street system, and a fee or installation of improvement has been required on all new developments. In lieu of installation, the developer or property owner can bond for the off-site improvement until there is sufficient need and the City calls for construction.

TABLE 27

PROJECTED RESIDENTIAL  
UNITS

Type of Zoning	
Single Family Residential and Open Space Reserve Districts	9790
Multiple and Apartment/Office District	7855
Commercial Districts	975
Total Projected	<hr/> 18,620





TABLE 28

UNDEVELOPED RESIDENTIAL LAND - AN INVENTORY  
BY ZONING DISTRICT

(Summary Vacant Land Survey - May, 1984)

Zoning	Density Factor Units per Acre	Acres	Potential Units	
A-1 Agricultural	2	1394.92	2790	
R-1 Single Family	6	604.5	3627	
R-4 Mobile Home Park	10	56.6	566	
R-5 Mobile Home Subdivision	7	401.03	2807	9790
<hr/>				
R-2 Multiple Family	22	185.91	4090	
R-3 Unlimited Family	35	107.58	3765	7855
<hr/>				
C-1 Retail Commercial	15	* 128 x .25 = 32	480	
C-2 General Retail, Wholesale, Services	15	* 143 x .23 = 33	495	975
<hr/>				
TOTAL		2820.54		18,620

Total Current Potential: 18,620 Potential housing units  
 18,620 x 2.867 Average size per unit =  
 53,383.54 Potential population.

\* 1/2 of commercial area is expected to be used for residential activity.



TABLE 29

ZONE	DEFINITION	PRIMARY USE	ALLOWABLE USES	LAND AREA MINIMUM SQUARE FEET	LOT REQUIRED		MINIMUM SET-BACKS			BUILDING HEIGHT		DWELLING AREA
					Width	Length	Front	Side	Rear	Feet	Floors	
R-1	Single Family Residence	Permanent One Family Residence	Accessory Buildings, Professional Offices when situated within dwelling.	7200 (*a)	60(*a)	120(*a)	25'	5'	25'	25'	2	750 sq. ft. ground floor excluding garage or covered porch areas.
R-2	Multiple Family Residence	Duplex, Triplex, Quadplex	R-1 uses, 2 car garages not to exceed 2 autos	(2000 per unit) 6000(*a)	(b)	(b)	20'	b	20'	25'	2	480 sq. ft. ground floor excluding garage or covered porch areas.
R-3	Unlimited Residence	Hotel, Apartment, Boarding/Lodging House, Auto Court, Children's Home, Old Age Home, Churches, Civic/Social Clubs, Libraries, Museums, Public, Private & Parochial Schools, Professional Offices	R-1, R-2, Private Garages not to exceed 3 autos	(1250 per single family unit)	(b)	(b)	15'	b	15'	40'	3	480 sq. ft. ground floor excluding garage or covered porch areas.
R-4	Mobile Home Park (Rental lot)	Mobile Home Park, Trailer Park, Recreational Vehicle Park (c)		5 Acres	Min. 2000 sq. ft. or no more than 10 sites per acre (1250 sq. ft. for Recreational Vehicle per site)		5'	5'	5'	(for Recreational Vehicle Site).		
R-5	Mobile Home Subdivision (Estate)	Single Family Residence, Accessory Buildings, Public Utilities Service Facilities, Recreational Facilities for residents, Temporary Real Estate Offices (original sale)		6000'	60'	100'	20'	5'	5'	(b)	(b)	
	Zero Lot Line may be applied to R-2 or R-3 Duplexes-Twin Homes	Duplexes on individual lots, garages		3000 per unit 6000 per structure	45'	65'	10'	10'	15'	25'	2	



ZONE	DEFINITION	PRIMARY USE	ALLOWABLE USES	LAND AREA MINIMUM SQUARE FEET	LOT REQUIRED		MINIMUM SET-BACKS			BUILDING HEIGHT		DWELLING AREA
					Width	Length	Front	Side	Rear	Feet	Floors	
C-1	Retail Commercial	Agencies, Public Service Establishments, Offices, Trade Service Establishments, Theatres, Ballrooms, Stores/Shops	R-1, R-2, R-3 & Recreational Vehicle Parks (c)	None	None	None (If residence is established appropriate residential use shall apply).	15'	5' (f)	10'	50'	3	
C-2	General Commercial	General Retail, Wholesale, Services	R-1, R-2, R-3, C-1 & Recreational Vehicle Parks (c)	None	None	None (If residence is established)	15' (f)	5' (f)	10'	50'	3	
O	Open Space	Cemeteries, Parks, Golf Courses or Driving Ranges, Recreation Areas, Museums, Historical Landmark, Public Parking Areas, Public Schools, Flood Control/Clean Water & Sewage Facilities	R-1(d), A-1(e), Those determined by City Council thru Conditional Use Permit	5 Acres	250'	250'	50'	15' (f)	50'	30'	2 (f)	Not to exceed 10% of Lot Area.
A-1	Light Agriculture	Nurseries, Greenhouses, Orchards, Avaries, Aptaries, Field Crops, Tree/Berry/Bush Crops, Commercial Vegetable/Flower Growing, Water Pump Plants & Reservoirs, Electric Sub-Stations, Broadcasting Stations, Recreational Facilities	Farms/Ranches for Raising, Hatching etc on Commercial Scale, Chickens, Turkeys & other Fowl, Fish, Rabbits or Frogs (c); Rural or Convalescent Rest Homes (c); Breeding Farms experimental (c); Grazing (c); Mobile Home Single Residence; Recreational Vehicle Parks (c)	1250 per Recreational Vehicle Site			25'	5'	25'	25'	2	2 1/2 Acres for Mobile Home.
Definitions:												
(a) Prior to January 3, 1954, less area allowable. (b) R-1 standards shall apply. (c) Requires Conditional Use Permit, Plot Plan and Development Plan. (d) If existence was prior to Ordinance. (e) No more than one unit per five acre site. (f) Recommended minimum but not required. (g) Requires special permit.												





## SUMMARY OF HOUSING ACTIVITIES

The City of Perris has aggressively pursued policies to encourage the construction of affordable housing for its citizens. Listed below are actions taken to address the need for more affordable housing.

1. Adoption of a Zero Lot Line Ordinance in June, 1980 which was amended in July, 1984 to allow detached housing units on 3,600 square feet.
2. Adoption of a Granny Flats Ordinance in July, 1983 that allows separate living quarters with kitchen facilities to be attached to existing single family residence. The Granny Flats units cannot exceed 450 square feet.
3. Adoption of an ordinance on June 29, 1981 allowing eligible mobile homes, under certain conditions on individual lots, in the single family residential zone and light agricultural zone. This ordinance was passed as a result of City Council's concern over the increased cost of housing and the need to increase the supply and variety of housing types available to the public.
4. Adoption of a Plot Plan Review Ordinance by City Council on January 9, 1983 to set up a Plot Plan Review Committee to review and approve Plot Plan Applications for multifamily and unlimited residential projects, as well as commercial and manufacturing developments. The Plot Plan Review allows the City to review each proposed project and to provide conditions to be met by the developer in a plot plan letter. This review process has been useful for developers to know what the City requires and be able to redesign any part of the proposed plan that is not acceptable to the City. The ordinance requires a review to be made within 15 days after submittal of the application. Therefore, the applicant will expect a quick review of his application and have a chance to immediately respond to conditions.
5. Reactivation of the Redevelopment Agency was accomplished in 1983. One successful accomplishment has been the Redevelopment Agency applying for and receiving \$332,716 federal loan on behalf of Coachman Industries, Inc. of Indiana. Because of this effort, Coachmen decided to locate and construct new facilities. The loan will be repaid by tax increments resulting from increased valuation. Once operation begins in September, 1984, 300 new jobs will be added. Many of these jobs will be assembly line work. Therefore, the low income and moderate income levels should be able to obtain these positions. Increased earnings should enable these workers to improve their capability to obtain better housing.
6. Application of bonus density to encourage developers to begin constructing one senior apartment complex of 120 units. This apartment will be opened for occupancy in August, 1984. Another senior citizen apartment complex of 192 units has just gone through Plot Plan Review. Bonus density was another factor in beginning the process for obtaining approval for construction.
7. Allowance by the City Council in February, 1984 allowed only 1.1 parking spaces per senior citizen units instead of 2 parking spaces per unit as is required in other developments.



8. Provision by City Council made available revenue bonds for construction of two senior citizen apartments. The capability to issue the revenue bonds has been granted to the City by Chapter 7 of the Health and Safety Code commencing with Section 52075 of Part 5 of Division 31.
9. Recommendation by the Planning and Zoning Commission in June, 1984, to the City Council to reduce regular parking stalls from 10' by 20' to 9' by 20'. The City Council will make a decision on reducing the parking stalls in July, 1984. Reduction of parking stalls will add extra incentives for developers to build residential projects in the City particularly in Central Redevelopment Districts.
10. Cooperation of City Staff by writing letters at the request of developers; by providing data and other information upon request; by completing Environmental Initial Reviews, Plot Plans, and by reviewing Subdivision Maps in a timely matter.

Although the City has made progress in addressing the need to provide more affordable housing for all income levels, the City has developed goals, policies and programs to promote the construction of additional affordable housing in the next five years. The next section discusses these goals, policies, and programs.



## HOUSING GOALS, POLICIES, PROGRAMS

### Summary

The following goals, policies, and programs address concerns or needs pointed out in the background information presented. Target dates are given, as well as the priority of the program. Programs are given priorities 1, 2, or 3. Priority 1 is the highest priority.

Priority 1 - Creates new housing or direct opportunity for new housing or is required by law.

Priority 2 - A necessary ordinance to enhance housing opportunity.

Priority 3 - Support programs.

### Goal 1

The provision of a decent home and satisfying environment for all citizens of Perris regardless of age, race, sex, marital status, ethnic background, income or other arbitrary factors.

### Goal 2

The provision of adequate housing in the City by location, type, price, and tenure, especially for those of low and moderate income and special needs households.

### Goal 3

The City of Perris shall strive to reduce residential energy use within the City in order to help decrease housing costs and conserve the resources.

### Goal 4

The encouragement of sound growth in the City by designating suitable sites for residential development.

### Goal 1

The provision of a decent home and satisfying environment for all citizens of Perris regardless of age, race, sex, marital status, ethnic background, income or other arbitrary factors.

### Policy 1

It is the policy of the City to encourage the conservation of existing housing and neighborhood quality within the City.

Implementation: City Redevelopment strategies for the entire City.

- I. Make continued use of Community Development Block Grant (CDBG) funding sources to provide needed street repairs and upgrading of infrastructure facilities such as sewer and water lines within this area.
- II. Make use of development funds administered by the City's Redevelopment Agency to construct neighborhood parks, street lighting, sidewalks, and stop





lights within the redevelopment district and other facilities such as water and sewer improvements to residential areas.

III. Make use of Community Services Block Grant funds for the low income.

A. Weatherization

1. Insulation
2. Weather Stripping
3. Window Renovation
4. Skirting around mobile homes

B. Minor Repairs

1. Paint
2. Plaster patching
3. Roof leak repair
4. Reset door

IV. Continue and expand the use of the Home Improvement Program (HIP), which is administered by the Riverside County Community Development Department and provides grants and loans to eligible lower income families for necessary home repair and rehabilitation work.

Use Redevelopment Tax Increment Funds to provide housing rehabilitation loans. Contract this program with the County.

V. Seek to expand use of the Senior Home Repair Program administered by the Council on Aging.

Use Redevelopment Tax Increment Funds to provide housing rehabilitation loans. Contract this program with the County.

VI. Other outside funding sources to be used

- A. Farmers Home Administration Section 504 Program (low interest loans for home purchase and rehabilitation).
- B. Farmers Home Administration Section 502 Program (Rehab grants for low income elderly residents to \$5,000).

VII. City Funding Sources to be used

- A. Use of 20% of tax increment funds administered by City's Redevelopment Agency.



- B. Explore leveraging of tax increment funds and a portion of CDBG Funds in local bank to create loan program that would be administered by the County.
- C. Use Redevelopment Tax Increment Funds to provide housing rehabilitation loans. Contract this program with the County.

#### VIII. City Contribution

##### A. Administration

- 1. Technical assistance by Professional Planners and staff in implementation of program, i.e. monitoring and evaluation by staff on effectiveness of various programs.
- 2. Clerical
- 3. Office space
- 4. Tool Loan Program under the direction of the Redevelopment Agency.

#### IX. Pursue housing code enforcement.

Implementation: Redevelopment Agency staff and City's Building Inspector notify violators residing in owner occupied dwellings that are substandard.

- A. Inform violators of rehabilitation loan that could be sought to bring structures up to code.
  - B. Assistance of Redevelopment Agency Staff in helping violators in these substandard units to complete applications for request of funds from programs such as HIP and FmHA 502 and 504.
  - C. Continue to monitor housing condition. Quarterly meetings between City Building Inspector, Planning Department, and Redevelopment Agency in order to establish stronger communication linkages between the departments in order that shared information would help in evaluating more effectively on housing programs being implemented in the City.
- X. Promote self-help preventative maintenance of homes. Co-ordinated efforts of City's Building Inspector and Redevelopment Agency staff to conduct workshops for property owners doing home repairs and to establish a tool loan program. Funding for the workshops and tool loan program can be obtained through Development Fund Fees and grant applications to obtain Community Services, Block Grant Funds and Community Development Block Grant Funds.



Target date: On-going.

Priority: 3

Policy 2

Prevent displacement of residents due to City sponsored housing rehabilitation program and code enforcement.

Implementation: Coordinated efforts between City's Redevelopment Agency and Riverside County Housing Authority should be explored in developing a displacement program to insure interim housing or adequate payment for persons displaced as a result of City housing rehab programs and code enforcement. Explore the establishment of a loan fund that would be administered by the City's Redevelopment Agency for those displaced.

Target date: Efforts already begun, on-going.

Priority: 1

Goal 2

The provision of adequate housing in the City by location, type, price, and tenure, especially for those of low and moderate income and special needs households.

Policy 1

Promote to the maximum extent feasible affordable housing opportunities for all residents of the City.

#### CITY PROGRAM OUTLINE

- I. Project Area - entire City.
- II. Activities to be implemented
  - A. Continued support by the City of different outside agencies implementing existing Federal and State Housing assistance programs, including Section 8 rental assistance payments and CHFA low interest home mortgage financing, City's support can be indicated by staff regularly attending County Planning sessions concerning Community Development and Housing.
  - B. Continue to provide incentives to private developers through the adoption of the R-2C Ordinance which is titled "Garden, Home, Patio Zoning" Suffix C of Residential Multi-family. This ordinance calls for lot sizes of 3600 square feet and 10 foot distance between structures.
  - C. Adopt an ordinance which grants density houses and other appropriate incentives to the developer of a housing project where a percentage of the proposed units will be made available at sales prices or rental levels affordable to lower income households.





- D. Promote the construction of housing units which are accessible to and usable by the physically handicapped especially within housing developments which are intended for use by the elderly.

- E. Promote home ownership within the City.

Target date: On-going.

Priority: 1

Implementation: Redevelopment Agency coordinate efforts with other agencies responsible for housing programs in Perris to make residents aware of financing available to buy homes.

Designated City staff and officials meet with banks and other lending institutions to create mortgage insurance, housing co-operative loans, and revolving loan fund for housing rehabilitation.

Target date: July, 1986 when additional staff is hired and additional tax increment money is available.

Priority: 1

- F. Housing, consistent with the over-all requirement of protecting the public health, safety and welfare.

Target date: Plan adoption data and on-going

Priority: 3

## Policy 2

Promote the provision of an adequate number of rental units affordable to low and moderate income households within the City.

- I. Program area - entire City.

### II. Work to be performed

- A. A yearly assessment by the Planning Department of rental units should be made. Housing in the redevelopment area should be promoted by the Redevelopment Agency staff. The Planning staff should administer a program to identify underutilized housing and owners with potential boarders. City support housing development in the City particularly Redevelopment Area should include rental units with the goal of a minimum of 33% of all new units to be rental units.
- B. Promote the continuation of existing federal and state programs which provide subsidies for the construction of multi-family projects with rents that are affordable by low and moderate income families. These programs



include the HUD Section 8 new construction allocation, Section 202 elderly housing subsidies, Farmers Home Administration rural rental housing construction programs and the California Housing Finance Agency rental construction program. While a substantial proportion of the City's existing rental housing stock has been constructed with the assistance of such programs, the ability of these programs to meet future identified housing needs is dependent upon the levels of funding which can be made available to local housing sponsors by the respective federal or state housing agencies.

- C. Promote continued cooperation with the Riverside County Housing by selecting existing projects and sites which are appropriate for acquisition or development as publicly owned and operated housing projects for eligible families, pursuant to the authority granted by the voters in the Article 34 referendum approved in 1978. Under this referendum, a maximum of 5% of the existing total housing units in the City may be developed or acquired as publicly owned housing by the County Housing Authority under contract with the City of Perris. An existing 40 unit apartment project in the City was purchased several years ago by the Housing Authority under the authorization of Article 34, and is currently being used for public housing.
- D. Develop communication between the City's Planning Department and Riverside County JTPA Title II Program. Low income are identified by the JTPA Program for developing job skills and for being placed in jobs. Thus, communication between the City and the JTPA staff will help to meet the planning objectives of both organizations to place as many of the very low and low income in jobs. The City is specifically interested in Perris' low and very low income in obtaining employment in jobs created through the efforts of the Redevelopment Agency's using tax increment funds as part of financial packages that entice corporations to relocate in Perris such as Coachmen Industries, Inc.

Target date: On-going

Priority: 3

Goal 3

The City of Perris shall strive to reduce residential energy use within the City in order to help decrease housing costs and conserve the resource.



Policy 1

It is the policy of the City to educate the public in the area of energy conservation and create an awareness of programs available.

Implementation: The City's Redevelopment Agency shall explore developing an energy conservation program in coordination with Riverside County Social Service Agencies serving low income and special needs groups and Southern California Edison. Redevelopment staff shall contact outside groups as stated above to ascertain interest and then design strategies to implement this program.

Target date: January, 1985

Priority: 3

Policy 2

Promote the development of Biomass Cogeneration Energy in the City of Perris.

Implementation: The Redevelopment Agency and City's Building Inspector shall explore feasibility on developing design standards for retro-fitting existing buildings with biomass cogeneration units. The staff shall research whether it is advisable to develop standards for incorporation of the biomass units as a part of the building plans for new structures. If found feasible, an ordinance shall be adopted that would spell out design standards for biomass units, for residential and non-residential structures. This proposed ordinance will have language emphasizing that biomass units will not be considered as required part of the domiciles; but these units will be permissible if the design standards are met.

Target date: January, 1989

Priority: 2

Policy 3

Explore other new sources of power for Perris that would include solar, wind, and water.

a. Photovoltaic units

b. Wind generation

Implementation: Whenever funds are available, hire an Energy Planner to explore new sources of power and funding from CDBG, EDA, CSBG, and State Waste Management Board for implementation of alternative energy projects within the City. Any on-going projects such as biomass cogeneration and energy awareness.

Target date: January, 1987.

Priority: 2

Policy 4

Strive to make City building energy efficient.





Implementation: City Building Inspector, Redevelopment Staff, in-Energy Planner when hired, make periodic energy audits on all city buildings. Use of City's Plot Plan Review to ensure all new city buildings apply energy cost efficient design features in the building plans.

Target date: July, 1984

Priority: 3

- Goal 4           The encouragement of sound growth in the City by designating suitable sites for residential development.
- Policy 1         Promote the implementation of the General Plan.
- Policy 2         Promote the implementation of the Land Use Element.
- Policy 3         Promote implementation of Housing Element.

Conduct an annual housing program review each January to assess progress toward realizing housing objectives, success of programs and plan for the City's fiscal year beginning each July. Continuing and proposed activities will be reviewed by the Redevelopment Agency Board for recommendations to City Council for acceptance or disapproval. The Redevelopment Agency will also review the activities and programs that are being implemented with Riverside Housing Authority and other outside agencies. All programs/activities will be reviewed for conformity with the implementation of the Housing Element.

Target date: Yearly, on-going.



## HOUSING ELEMENT - GENERAL IMPLEMENTATION TECHNIQUES

### Summary

The City of Perris is currently pursuing a number of strategies to attract private sector investment in encouraging the construction of affordable housing for low and moderate income levels. The city is constantly exploring additional methods to work with the private sector in helping the low and moderate levels to live in affordable and decent dwellings that meets the building codes of the City. The strategies now being employed and those techniques that can be used are as follows:

### Strategy 1

The City will continuously insure that an adequate number of sites always be available for housing.

#### Implementation Techniques:

- A. To facilitate the production of housing which is affordable by low and moderate income families, the City will identify priority sites for the development of affordable housing projects, a list shall be compiled detailing vacant and available residentially zoned land sites within the City's Redevelopment area. This target area is served by improved streets and infrastructure. Location of moderately priced single and multiple family developments will meet the requirements of the zoning map of the City and land use criteria recommended by HUD. These land use planning standards will become part of the long range housing planning program. Therefore, these standards will contain criteria for their location in a logical manner contiguous to existing urban development, and within a financially feasible range for extension of street, water, and sewer facilities with sufficient capacity for future housing developments should also be located within reasonable range of arterial and secondary road access, and be convenient to local shopping areas and employment centers.
- B. The City will continue to apply sound land use planning principles in the review and location of all proposed residential developments. Location requirements for residential uses, parks, schools and commercial activities shall be part of the review process of the Plot Plan and approvals of Subdivision Maps. This review process will note the site in question regarding seismic noise and flooding characteristics. Thus, safe and affordable housing projects should be the result of the City's planning process and procedures.

Target Date; on-going

### Strategy 2

The City has also adopted a Plot Plan Review Procedure, which is an internal review process by department heads. The developer or property owner submits a plot plan and a review is made. A letter is then sent out listing what should or should not be done in order to comply with City Building Codes and Ordinances.

#### Implementation Techniques:

The City will constantly review ways to streamline its process for development projects under consideration.

Target Date: on-going ( ordinance implemented in January, 1983).



### Strategy 3

The City will continue to remove obstacles by enhancing the building industry and private sector's ability to construct affordable housing.

#### Implementation Techniques:

- A. In order to facilitate the construction of affordable housing for the low moderate income levels, the City will review its development processing procedures and schedules in an effort to streamline the permit review and approval process. This will result in savings to the housing consumer. Specifically, the City will consider an ordinance in January, 1985 which will permit a density bonus and other specified incentives to developers of bona fide subsidized or affordably priced housing developments. The City in July, 1984 is considering amending its parking ordinance to decrease the regular parking stall from 10' x 20' and implementation of compact parking which would be 30% of total spaces for multi-family, commercial, and industrial uses. The savings in space would give more flexibility in site design for developers. A variance was granted by the City Council in January, 1984 to allow an increase in permitted project density and a reduction in required parking spaces of 1.1 per dwelling unit for a senior citizen apartment project which will utilize governmental subsidies.
- B. In conformance with SB 1534 requiring cities to enact ordinances of second units on single family lots, the City complied by adopting Ordinance #590 on December 27, 1983 which allows second units attached to the principal residence. These units must be intended for living quarters including kitchen facilities, which does not exceed 450 square feet. These structures must be on lots or parcels of at least 5000 square feet. This ordinance also calls for these structures to be allowed in single family and multi-family zones on a lot occupied by an existing single family residence. The City placed another requirement on this activity by requiring Conditional Use Permits for each granny flat request. Please see attached ordinance in Appendix.

Target Date: on-going

### Strategy 4

The City of Perris has undertaken an economic development approach in diversifying its economic base and providing job opportunities for the City's low and moderate income levels.

#### Implementation Techniques:

- A. In 1982, the City of Perris reactivated the Redevelopment Agency as a vehicle for:
  - 1. rehabilitating the housing stock
  - 2. rehabilitating the infrastructure
  - 3. revitalizing the Central Business District
  - 4. attracting industries and businesses

A financial package was devised to finance the construction of Coachmen's new facilities by means of a loan to the Agency of Community Development Block Grant funds which will be paid back out of expected tax increment funds generated by the Coachmen plant. Without these funds the financing of this project would have been too expensive and Coachmen would not have located in the Redevelopment Area and 300 new jobs would have been lost.





The Redevelopment Agency is contemplating using 20% of its revenue for construction of low and moderate income housing. The City will provide incentives to developers by subsidizing part of the interest of construction loans for constructing affordable housing for specified target groups.

The Redevelopment Agency will also explore using funds as leverage for loans from local banks for potential home owners for arranging mortgage payments by subsidizing part of the interest rates; for example an interest rate of 13% in which the corporation would subsidize 3% of it and the home owner would only pay 10%.

Another strategy of the Redevelopment Agency is the use of tax increment funds and development funds to pay for off-site improvements. Paying for these off-site improvements should be substantial savings for costs of constructing housing.

A technique to revitalize housing stock in the Redevelopment Area is using low interest fix-up loans in which the home owner in the target area can qualify at 7% or 8% interest rates. The Redevelopment Agency would leverage for example \$3000 if a particular bank would allocate \$7000. . Therefore, \$10,000 loans would be made available for the home owners to qualify on the basis of their credit to obtain a loan from that bank. The loan program would be a revolving one in which loan payment would be returned to the loan fund. The Redevelopment Agency would keep files of loan participants and work closely with bank to help foreclosures on those participants in default. This proposed program will be modeled after a four year project in Miami, Arizona that is using HUD CDBG finds.

As a result of 300 jobs being created by Coachmen Industries, Inc. and 1000 by Starcrest of Costa Mesa the City's Planning Staff will work with the Riverside County JPA Title II Program to review the progress of these two firms in meeting the goal of hiring 75 percent of the work force from the low and moderate income levels. The earning potential of these target groups will become better and the capability for them to find better housing will be more of a reality. The low income groupings to obtain employment and being able to obtain unsubsidized housing is an important part of the Perris Housing Element Plan. The City will insist upon more apartment units in the rent price range from \$250 thru \$500 and more Patio and Cottage homes.

- B. As soon as possible, a Capital Improvement Program should be developed and adopted. The CIP would prioritize proposed public works program within a five year time frame. This program should be prepared on the basis of input from all affected City departments, as well as the needs and priorities identified by citizens through meetings and surveys.

Target Date: on-going and an annual assessment of economic development efforts undertaken during the designated time frame.



Strategy 5

The City will work toward eliminating housing discriminatory practices in the sale or rental of housing against any citizen or any target groups.

Implementation Techniques:

The City will strongly discourage all discriminatory practices into the sale or rental of housing units within its boundaries. In cooperation with Riverside County and neighboring local jurisdictions, the City should participate in efforts to establish a regional council for handling complaints regarding ethnic or racial discrimination which affect the availability of housing, and to mediate disputes which arise between tenants and landlords. Initiation of an affirmative marketing program for the sale of new housing units, involving the participation of developers within the City should be considered.

Target Date: January, 1986

Strategy 6

The City of Perris will continue to cooperate with Riverside County Housing Authority by contracting with them to administer the public housing programs for the City, by finding suitable sites for additional public housing to be constructed and by making the public aware of programs available in the City.

Implementation Techniques:

The City's cooperation will be the continued referral of citizens to the Housing Authority for locating housing. The City will continue to bring to the attention of Housing Authority Staff on any concerns of clients and City residents. The City will continue whenever possible on finding suitable sites and buildings for public housing and will assist in finding funding sources for purchasing by the Housing Authority of additional units.

Target Date: on-going

Strategy 7

Encourage all citizens in Perris to participate in any public hearings and any stage of development of any plans, policies or action taken by the City for that time frame.

Implementation Techniques:

The City will further strengthen City participation efforts by conducting one HUD CDBG Public Hearing each year and at least one community meeting. These two meetings will be scheduled six months apart. Other citizen participation meetings will be held when needed to assist in ranking needs for various community plans and grant applications. The Redevelopment Agency and Planning Department will work together in scheduling and conducting these meetings. Meeting notices and information distributed at the meetings will be written in English and Spanish. There will be staff present that will translate orally the proceedings into Spanish.

Target Date: on-going





ADMINISTRATIVE PROCEDURES FOR PROCESSING OF  
TENTATIVE PARCEL/SUBDIVISION MAPS, FINAL PARCEL/SUBDIVISION  
MAPS, ZONE CHANGES, CONDITIONAL PERMITS, VARIANCES, PUBLIC USE PERMITS

A. Administrative Procedures: Tentative Parcel and Subdivision Maps.

1. Applicant submits one (1) copy of City of Perris Application form to Planning Department (a package containing these forms can be obtained from the Planning Department Offices). This package contains one (1) application form, one (1) Authorization Form, one (1) copy of City fee schedule, one (1) copy administrative procedures and one (1) copy of improvement requirements.
  - (a). Original application filed in records with Planning Department.
2. Applicant pays required fees as shown on city schedule of fees to the Planning Department when application forms are returned.
3. Applicant submits tentative maps and fees for services to Planning Department as follows:
  - (a). Thirty-five (35) copies of Tentative Maps;
  - (b). Separate checks for City Fees and Flood Control District Fees. Additional Engineering Fees are sometimes required;
  - (c). One (1) copy of tentative map to a Title Co., fees subject to Title Company schedule.
  - (d). A list of each of the property owners within 300 feet.
4. Planning Department receives technical review agency reports.
  - (a). City Engineer;
  - (b). Flood Control District;
  - (c). Environmental Committee;
  - (d). Three (3) copies of Title Company preliminary report/Policy of Title Insurance. One of these two title reports is required before processing continues.
5. Planning Department sets Public Hearing date before Planning Commission and publishes notice referring one (1) copy to the applicant, City Attorney and City Engineer.
6. Planning Commission receives tentative map and reports for review and consideration and conducts Public Hearing.
7. Public Hearing - Planning Commission makes recommendations as set forth in Subdivision Map Act and Title 18 of the Perris Municipal Code and submits its findings to City Council for consideration.
8. Tentative map consideration placed upon Council Agenda. (Applicant notified of date, time and place).
9. Council considers tentative map during formal session. (Approval or disapproval).

NOTE: Tentative map processing requires that a sixty (60) to ninety (90) day period normally will lapse between the date of application and Council approval. This period is required to allow agencies or departments adequate time to schedule, prepare and submit technical reports needed to provide data for the Planning Commission and Council.





B. Administrative Procedures: Final Parcel/Subdivision Maps.

12. Final map returned to Planning Department.

13. The Planning Department submits the final map for recordation.

NOTE: The documents and fees associated with recordation are the responsibility of the applicant. The applicant is encouraged to utilize the services of a Riverside County Title Company during the entire map process from tentative to final. Title Companies are aware of requirements of the Subdivision Map Act and County Recorder's Office and can accomplish many functions in reduced time. The applicant is assured of faithful performance of mandatory requirements and can gain valuable service connected with the process ordinarily costing the applicant considerable time and personal expense.

(a). Planning Department sends map to Title Company

(1). Title Company processes map and documents

(a). Subdivision Guarantee obtained;\*

(b). 2 mylars, prepared;\*

(c). 2 mylars, 1 linen, certificates recorded.\*

(2). Title Company returns recorded mylar copy to City.

(3). Applicant prepares blue or black line copies for files and returns to Planning Department.

(\* The final map cannot be recorded unless these documents are furnished)



D. Administrative Procedures: Revised Final Parcel/Subdivision Maps.

It may be necessary that a revised final map be submitted after Council actions of Procedure B-10. If so, the following actions will apply before recordation actions can take place.

1. Whenever a revised final map is required the applicant shall have his engineer prepare a revised linen and revised check print. Eighteen (18) blue-line copies of the revised final shall be submitted for processing actions. The map will be readily identified "Revised....."
2. The applicant shall pay those fees established by the City fee schedule for revised final maps to the Planning Department.
3. The Planning Department shall send the revised final map to the City Engineer for his review.
4. Processing of revised maps shall proceed according to procedure B, Item 4 et. seq.



CHAPTER 18.24

## Sections:

- 18.24.010 Waiver of Direct Access to Streets
- 18.24.020 Requirements
- 18.24.030 Improvements, General
- 18.24.040 Required Improvements
- 18.24.050 Annexed Territory
- 18.24.060 Supplemental Improvements
- 18.24.070 Soils Report
- 18.24.080 Monuments

18.24.010 Waiver of Direct Access to Streets. The City Council may impose a requirement that any dedication or offer of dedication of a street shall include a waiver of direct access rights to such street from any property shown on a final map as abutting thereon, and that if the dedication is accepted, such waiver shall become effective in accordance with the provisions of the waiver of direct access.

18.24.020 Requirements. As a condition of approval of a subdivision or parcel Map, the subdivider shall dedicate or make an irrevocable offer of dedication of all parcels of land within the subdivision that are needed for streets, alleys, including access rights and abutters' rights, drainage, public utility easements, and other public easements. In addition, the subdivider shall improve or agree to improve all street and alleys including access rights and abutters' rights, drainage, public utility easements, and other easements.

18.24.030 Improvements, General.

A. Prior to the approval by the City Council of any final parcel or subdivision map or the acceptance of the dedication of any of the streets, alleys or other public places shown thereon, the owner or subdivider shall enter into a contract with the City for the improvements within one year after the approval by the City Council of the final map, of all streets, alleys and public ways described on the final map and thereby dedicate to all public use, which contract shall be secured as specified in Chapter 18.28 in the amount to be fixed by the City Council as estimated cost of installing such improvements. The City Council may, upon written application, grant extensions of one-year periods. The contract may provide for construction of the improvements by the subdivider, in which case such deposit shall be treated as a bond, or the contract may provide for construction by the City, in which event, the deposit shall be treated as payment for the construction by the subdivider, and if the same is not completed within one year after approval of the final map, then the City shall have authority to make the improvements and apply the deposit to the cost thereof.

B. Plans and specifications for the improvements shall be subject to the approval of the City Engineer as to compliance with existing City standards and requirements, or, if none exist, with usual and accepted standards customarily applied to such improvements. Plans and specifications for streets shall comply with the City's Circulation Element of the General Plan and/or the requirements of the City Engineer. Construction of improvements shall be subject to the inspection and approval of the City Engineer as to conformity with such plans, specifications, standards and requirements.

18.24.040 Required Improvements. Improvements shall be required for all divisions of land and shall consist of the following as specified.

A. Parcel maps creating lots or parcels of land of less than 20,000 square feet in size and subdivision maps of five or more lots or parcels of land each containing less than 20,000 square feet in size, based upon net acreage ("net" acreage is that property exclusive of road easements of rights-of-ways):

1. Grading of streets, alleys and other public places to the grade established or approved by the City Engineer, and installation of all necessary crossing, culverts, bridges, drains and similar works necessary to put such streets, alleys and other public places in a condition for public use, subject to the approval of the City Engineer;
2. Construction and installation of concrete curbs, gutters and sidewalks on each street;





3. Installation of gas mains, water mains and water services, sewer mains and sewer laterals, and installation of underground utilities shall be completed before street pavements are laid. Fire hydrants shall be installed as part of the installation of water mains and laterals;
  4. Paving each street with a plant mix surface and seal coat conforming to City standards and specifications, such surfacing to be not less than two and one-half inches thick. Minimum paving width shall be as directed by the City Engineer, but in no case shall said paving be less than 24 feet in width;
  5. Street lighting in accordance with standards adopted by the City;
  6. The setting of all monuments as required by the final map;
  7. Sewer mains and laterals may be waived, on a temporary basis, where the City Council determines that the lots or parcels may be served by septic tanks and that it is impractical to connect them to the City sewer system and that Water Quality Control Board Standards are met. In all cases, Water Quality Control Board Standards apply.
  8. Utility lines shall be placed underground.
- B. Parcel Maps or subdivision maps creating lots or parcels of land 20,000 square feet or greater in size but less than two and one-half acres in size, based upon gross acreage ("Gross acreage" is that property inclusive of road easement and rights-of-way):
1. Grading of streets, alleys and other public places to the grade established or approved by the City Engineer, and installation of all necessary crossing, culverts, bridges, drains and similar works necessary to put such streets, alleys and other public places in a condition for public use, subject to approval of the City Engineer;
  2. Installation of gas mains, water mains and water services, sewer mains and sewer laterals either individually or severally when master-service lines exist within six hundred sixty linear feet of the property being divided, and installation of underground utilities, shall be completed before street improvements are laid. Fire hydrants shall be installed as a part of the installation of water mains and laterals;
  3. Paving of streets with asphaltic overlay in accordance with City standards; width of pavement shall be not less than twenty-four (24) feet;
  4. Street lighting in accordance with standards adopted by the City;
  5. The setting of all monuments as required by the final map;
  6. Under the following described particular circumstances, the City Council may waive the specified improvements:
    - a. Installation of a water and gas mains and laterals when service is not available within six hundred sixty feet of the property being divided;
    - b. Sewer mains and laterals where the City Council determines that the lots or parcels may be served by septic tanks and that it is impractical to connect them to the City sewer system and that Water Quality Control Board Standards are met. In all cases, Water Quality Control Board Standards shall apply;
    - c. Street lighting when the City Council determines the same shall not be beneficial and necessary to development.
- C. Parcel or subdivision maps creating lots or parcels of land two and one-half acres or greater in size. Improvements shall be based upon gross acreage. "Gross acreage" is that property inclusive of road easements of rights-of-way:
1. Grading of streets, alleys and other public places to the grade established or approved by the City Engineer, and installation of all necessary crossings, culverts, bridges, drains and similar works necessary to put such streets, alleys and other public places in a condition for public use, subject to the approval of the City Engineer. Graded street widths shall not be less than twenty-four feet, and shall consist of six inches of compacted Class Three aggregate base material.
  2. Installation of gas mains, water mains and water services, sewer lines and laterals are appropriate to service the property to be divided when master service lines exist within six hundred sixty feet of the property to be divided. Fire hydrants shall be installed as part of the installation of water mains and laterals;



3. The setting of all monuments as required by the final map;
4. Under the following described particular circumstances, the City Council may waive the specified improvements:
  - a. Sewer mains and laterals where the City Council determines that the lots or parcels may be served by septic tanks and that it is impractical to connect them to the City sewer system and that the Water Quality Control Board Standards are met. In all cases, Water Quality Control Board Standards shall apply;
  - b. Installation of gas and water mains and laterals where service access is not available within six hundred sixty (660) feet of the property being divided.
- D. Parcel or subdivision maps creating lots or parcels of land in commercial or industrial zones, regardless of parcel size:

1. Required improvements shall conform to those required under Paragraph A of this Section.

18.24.050 Annexed Territory. Whenever annexation of territory to the City has prevented the filing of a final map or a subdivision, the tentative map of which was approved in the prior jurisdiction, the City Council in approving a subsequent map in substantially the same form submitted under this Title, may consent to the omission of improvements not required by the prior jurisdiction and to deviation from City standards to the extent consistent with prior approval.

18.24.060 Supplemental Improvements. The subdivider may be required to install improvements for the benefit of the subdivision which may contain supplemental size, capacity or number for the benefit of property not within the subdivision as a condition precedent to the approval of a subdivision or parcel map, and thereafter to dedicate such improvements to the public. However, the subdivider shall be reimbursed for that portion of the cost of such improvements equal to the difference between the amount it would have cost the subdivider to install such improvements to serve the subdivision only and the actual cost of such improvements, pursuant to the provision of the Subdivision Map Act.

18.24.070 Soils Report.

- A. A preliminary soils report, prepared by a civil engineer registered in this state and based upon adequate test borings, shall be submitted to the City Engineer for every subdivision, except as hereinafter provided.
- B. A preliminary soils report may be waived by the City Engineer providing the City Engineer finds that due to the knowledge the City has as to the soil qualities of the soils in the subdivision, no preliminary analysis is necessary.
- C. If the City has knowledge of, or the preliminary soils report indicates, the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the City Engineer. Such soils investigation shall be done by a civil engineer registered in this state, who shall recommend the corrective action which is likely to prevent structural damage to each structure proposed to be constructed in the area where such soils problems exist.

The City Engineer may approve the subdivision or portion thereof where such soils problems exist if it determines that the recommended action is likely to prevent structural damage to each structure to be constructed and a condition to the issuance of any building permit may require that the approved recommended action be incorporated in the construction of each structure.

18.24.080 Monuments. At the time of making the survey for the final map, the engineer or surveyor shall set sufficient durable monuments to conform with the standards described in Section 8771 of the Business and Professions Code so that another engineer or surveyor may readily retrace the survey.

All monuments necessary to establish at least one exterior boundary of the subdivision shall be set or referenced prior to recordation of the final map.

Interior monuments need not be set at the time the map is recorded if the engineer or surveyor on the map that the monument will be set on or before a specified later date, and if the subdivider furnishes the City security guaranteeing the payment of the cost of setting such monuments.



# APPENDIX III

## City of Perris

### Planning Fee Schedule

Conditional Use Permit	\$250.00 + \$5.00 per lot or acre + Environmental + Site Review
Public Use Permit	\$250.00 + \$5.00 per lot or acre + Environmental + Site Review
Variance	\$135.00 + Environmental + Site Review
Zone Change	\$235.00 + Environmental + Site Review
Reversion to Acreage	\$125.00 + Environmental + Site Review
Tentative Parcel Map Filing	\$150.00 + \$5.00 per lot + Environmental + Site Review + Flood Control
Tentative Parcel Map, Revised	\$75.00
Final Parcel Map Filing	\$125.00 + \$7.50 per lot
Final Parcel Map, Revised	\$25.00 + \$5.00 per lot
Tentative Subdivision Map Filing	\$220.00 + \$5.00 per lot + Environmental + Site Review + Flood Control
Tentative Subdivision Map, Revised	\$110.00 + \$5.00 per lot
Final Subdivision Map Filing	\$140.00 + \$10.00 per lot
Final Subdivision Map, Revised	\$25.00 + \$5.00 per lot
General Plan Amendment	\$400.00 + \$5.00 per acre + Environmental + Site Review
Lot Line Adjustment	\$75.00 + \$5.00 per lot (+ Environmental + Site Review if 5 or more units)
Certificate of Compliance	\$75.00
Letter of Compliance	\$75.00
Environmental Review	\$75.00
Deed Checking	\$75.00
Annexation	LAFCO Cost + City Cost
Final Map Approval/ Engineering Inspection	Fee to cover cost of inspection including final monuments, during and after construction, in an amount equal to 3% of the cost of the improvements as estimated by the City Engineer. Applicant must submit Engineer's estimate with package.





Planning Fee Schedule)

- 2 -

Improvement Plan Check (Maps)	1% of the cost of improvements as estimated by the City Engineer. Must submit Engineer's estimate with package.
Improvement Plan Check (Building Permit)	3% of the cost of improvements as estimated by the City Engineer. Must submit Engineer's estimate with package.
Temporary Use Permit	\$60.00
Appeal	\$25.00
Valley Vacation	\$75.00 + Environmental + Site Review
Site Review	\$90.00

Health Department Clearance, subsurface sewers

A. Land Divisions:

1. Final Parcel Maps \$15.00 + .25 per lot
2. Final Subdivision or Tract Map \$25.00 + .25 per lot

B. Non-Land Divisions

1. Prior to issuance of Building  
Permit \$15.00 per lot

Flood Control Fees on all Tentative Maps (unless waived by City Council

Subdivision Maps	\$320.00 + \$2.00/lot
Improvement Plan Check	\$10.00/lot
Statutory Condominiums	\$320.00 + \$8.00 per gross acre
Improvement Plan Check	\$120.00 per gross acre
Parcel Maps	\$175.00 + \$2.00/lot
Mobile Home Parks	\$280.00 + \$2.00/Lot
Travel Trailer Parks	\$280.00 + \$2.00/Lot
Recreational Vehicle Parks	\$280.00 + \$2.00/Lot

Resolution 1026  
(Revised 3/12/79)

Flood Control Fee Schedule  
(Dated 9-14-83)



Utility Hook Up and Equity Charges  
within City of Perris

Water:

Hookup for 5/8" or 3/4" meter	300.00
(City of Perris Water Service Area)	

Sewer:

Eastern Municipal Water District treatment plant and collection facilities equity charges, total	1,270.00
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City of Perris equity charge	450.00
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*Lateral hookup charge	450.00
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Total sewer connection charges	<u>2,170.00</u>
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\* This fee is waived if developer's  
contractor performs work



Building & Safety Department Plan Check  
Inspection and Permit Fees (Typical)

Typical 1300 square foot single  
family dwelling, valued at  
\$33.50 per square foot

Approximately \$700.00

(Includes plan checking; building mechanical,  
plumbing and electric inspections, and  
certification for occupancy)

Typical Mobile Home Site Preparation (Inspection of site, grading and utilities)	65.00
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Mobile Home Installation (Includes utility hookups and certification for occupancy)	40.00
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Total	<hr/> 105.00
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## ORDINANCE NUMBER 890

AN ORDINANCE OF THE CITY OF PERRIS  
 AMENDING TITLE 19 RELATING TO ZONING  
 PERMITTING AN ATTACHED ACCESSORY  
 DWELLING UNIT IN SINGLE AND  
 MULTIFAMILY RESIDENTIAL ZONES BY  
 CONDITIONAL USE PERMIT

THE CITY COUNCIL OF THE CITY OF PERRIS DOES ORDAIN AS FOLLOWS:

SECTION 1: Chapter 19.08 of the Perris Municipal Code is hereby amended by adding to "Definitions" the following:

"19.08.025 - Accessory Dwelling Unit. A unit intended for living quarters, including separate kitchen facilities, which does not exceed 450 square feet. The accessory unit must be attached to the principal residence. An accessory dwelling unit shall be allowed only by conditional use permit in single family zones, and in multifamily zones on a lot occupied by an existing single family residence. The lot or parcel shall consist of at least 5,000 square feet, exclusive of street right-of-ways. Placement of an accessory unit shall comply with all setbacks, lot coverage limits, and building separation requirements for the zone in which the unit is located. At least one off-street parking space shall be provided for an accessory dwelling unit. This parking requirement may be waived where the lot fronts on a local street which is not included in the Circulation Element of the Perris General Plan, and where the principal residence already has available two off-street parking spaces. At the time of application for establishment of an accessory unit, the site shall be owner occupied."

SECTION 2: Chapter 19.20 of the Perris Municipal Code is hereby amended by adding to 19.20 "R-1 Districts (Single Family Residences): the following:

"19.20.020 E: - Permitted Uses. Upon granting of a conditional use permit, an accessory dwelling unit as defined in Section 19.08.025 of this Title."



SECTION 3: Chapter 19.24 of the Perris Municipal Code is hereby amended by adding to 19.24 "R-2 Districts (Multiple Family Residences)": the following:

"19.24.020 E - Permitted Uses. Upon granting of a conditional use permit, an accessory dwelling unit as defined in Section 19.08.025 of this title, on a lot or parcel occupied by an existing single family residence."

SECTION 4: Chapter 19.28 of the Perris Municipal Code is hereby amended by adding to 19.28 "R-3 Districts (Unlimited Residences)": the following:

"19.28.020 C - Permitted Uses. Upon granting a conditional use permit, an accessory dwelling unit as defined in Section 19.08.025 of this title, on a lot or parcel occupied by an existing single family residence."

SECTION 5: Chapter 19.56 of the Perris Municipal Code is hereby amended by adding to 19.56 "A-1 Districts (Light Agricultural)": the following:

"19.56.020 J - Permitted Uses. Upon granting of a conditional use permit, an accessory dwelling unit as defined in Section 19.08.025 of this title."


SECTION 6: All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 7: This Ordinance shall take effect thirty (30) days after its adoption.

ADOPTED, SIGNED and APPROVED this 27 day of December 1983.

  
MAYOR OF THE CITY OF PERRIS

Attest:

  
City Clerk



STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss  
CITY OF PERRIS )

I, Beti An Hynes, City Clerk of the City of Perris do hereby certify that the foregoing Ordinance was introduced at a regular meeting held December 12, 1983, and adopted by the City Council of the City of Perris, on December 27, 1983 by the following called votes:

Ayes: Adams, Boettcher, Johnson and Rusher  
Noes: None  
Absent: Cox



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City Clerk







U.C. BERKELEY LIBRARIES



C124886378

